CASE SUMMARY APPLICATION TYPE: REZONING



File Number:	7-E-23-RZ
Application Filed:	5/15/2023
Applicant:	RONALD PROFFITT

Related File Number: Date of Revision:

PROPERTY INFORMATION

General Location: North side of E Beaver Creek Dr, east side of Hartley Ln

Other Parcel Info.:

Tax ID Number:47 169Jurisdiction: CountySize of Tract:0.82 acresAccessibility:Access is via E Beaver Creek Drive, a major collector street with 20 ft of pavement width within a 40-ft
right-of-way, and Hartley Lane, a local street with 15 ft of pavement width within an 35-ft right-of-way.

GENERAL LAND USE INFORMATION

 Existing Land Use:
 Single Family Residential

 Surrounding Land Use:
 Density:

 Proposed Use:
 Density:

 Sector Plan:
 North County
 Sector Plan Designation:
 LDR (Low Density Residential)

 Growth Policy Plan:
 Planned Growth Area
 This area of Beaver Creek Rd is developed with detached, single-family houses on lots ranging in size from 5,500 sf to 7 acres. Dry Gap Pike is approximently 1/4 mile to the east and has a small commercial node at its intersenction with Beaver Creek Rd. The site is within the PRZ (Parent Responsibility Zone).

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

1103 E BEAVER CREEK DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural)
Former Zoning:	
Requested Zoning:	RA (Low Density Residential)
Previous Requests:	
Extension of Zone:	No, this is not an extension.
History of Zoning:	None noted.

PLAN INFORMATION (where applicable)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	PLANNING COMMISSION ACTION AND DISPOSITION
Planner In Charge:	Naomi Hansen
Staff Recomm. (Abbr.):	Approve the RA (Low Density Residential) zone because it is consistent with the sector plan designation and will allow development compatible with the surrounding land uses and zoning pattern.
Staff Recomm. (Full):	
Comments:	PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):
	THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY: 1. The area surrounding the subject property has experienced a transition from the A zone to the PR zone with up to 5 du/ac and the RA zone since the mid 1990's. Most of these rezonings have occurred on Dry Gap Pike and Beaver Creek Road, both of which are major collector roads.
	 THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE: 1. The RA zone provides for residential areas with low population densities which is consistant with the North County sector plan. 2. A rezoning to the RA zone on the subject property is consistent with the zoning intent and area in general.
	 THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT. 1. This property is located in an area with a mix of residential zones and densities. Surrounding zoning includes the PR zone with up to 3 and 5 du/ac and the RB zone. 2. The RA zone has a minimum lot size of approximately 10,000 sq ft, which yields a maximum density of roughly 4 du/ac. This property could be developed with up to 3 single family lots by right, or 2 duplex lots with use on review approval. 3. The site does not have significant slopes or other environmental constraints. 4. The site is in the PRZ (parental responsibility zone) so sidewalks will likely be required. 5. Commercial zoning is within 0.10 miles from the site. 6. Since E Beaver Creek Road is a major collector, no traffic would be required through residential streets to access the site.
	THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS: 1. The subject property is designated as the LDR (Low Density Residential) land use classification in the North County Sector Plan, which allows consideration of the PR zone with a density of up to 5 du/ac and the RA zone for properties in the Planned Growth Areas of the Growth Policy Plan. 2. Neither the requested nor the recommended zones are in conflict with the General Plan.
Action:	Approved Meeting Date: 7/13/2023
Details of Action:	
Summary of Action:	Approve the RA (Low Density Residential) zone because it is consistent with the sector plan designation and will allow development compatible with the surrounding land uses and zoning pattern.

9/5/2023 08:10 AM

Date of Approval: Date of Withdrawal:	.,	Date of Denial: Withdrawn prior to publica	Postponements: tion?: Action Appealed?:
	LEGISLAT	IVE ACTION AND D	ISPOSITION
Legislative Body:	Knox County Commis	ssion	
Date of Legislative Action:	8/28/2023	Date of Legis	slative Action, Second Reading:
Ordinance Number:		Other Ordina	ance Number References:
Disposition of Case:	Approved	Disposition of	of Case, Second Reading:
If "Other":		If "Other":	

Date of Legislative Appeal:

Amendments:

If "Other": Amendments:

Effective Date of Ordinance: