

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 7-J-21-RZ                      **Related File Number:**  
**Application Filed:** 6/2/2021              **Date of Revision:**  
**Applicant:** JOHN B. GRIFFITH, SR.

## PROPERTY INFORMATION

**General Location:** West side of Byington Beaver Ridge Road, due north of Byington Solway Road  
**Other Parcel Info.:**  
**Tax ID Number:** 90 117                      **Jurisdiction:** County  
**Size of Tract:** 28500 square feet  
**Accessibility:** Access is via Byington Beaver Ridge Road, a major collector with a pavement width of 20-ft, within a right-of-way width of 60-ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family residential  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Northwest County      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The area is primarily single family residential and rural residential lots adjacent to and industrial zoned area along the railroad corridor.

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

**Street:** 2701 Byington Beaver Ridge Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** I (Industrial)  
**Former Zoning:**  
**Requested Zoning:** RA (Low Density Residential)  
**Previous Requests:**  
**Extension of Zone:** Yes, RA is adjacent to the east and across the street.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve RA (Low Density Residential) zoning because it is consistent with the Northwest County Sector Plan and the Growth Policy Plan.

Staff Recomm. (Full):

Comments:

RREZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

Approve RB (General Residential) zoning because it is consistent with the Southwest County Sector Plan and surrounding zoning.

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

- 1. The proposed rezoning request is consistent with the sector plan’s land use classification of LDR (Low Density Residential).
- 2. The proposed rezoning will bring the existing lot with a single family residential home on it into conformance with the zoning ordinance.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. RA (Low Density Residential) zoning is intended to provide for residential areas with low population densities.
- 2.The subject property is approximately 0.64 acres (27,700 sq. ft) in size and maintains a residential use.

THE PROPOSED AMENDMENT SHALL NOT ADVERSLY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1.The proposed amendment to RA (Low Density Residential) zoning is compatible with the Northwest County sector plan designation.
- 2.Surrounding uses include low-density single-family dwellings on large and small lots.
- 3.Surrounding properties are zoned RA (Low Density Residential), PR (Planned Residential), I (Industrial); the addition of more RA (Low Density Residential) is not expected to cause any adverse impacts for surrounding properties and is consistent with the residential uses in the area.

THE PROPOSED AMENDMENT SHALL BE CONSITENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILTIES PLAN AND OTHERS;

- 1.The proposed amendment is not in conflict with any adopted plans.

Action:

Approved

Meeting Date: 7/8/2021

Details of Action:

Summary of Action:

Approve RA (Low Density Residential) zoning because it is consistent with the Northwest County Sector Plan and the Growth Policy Plan.

Date of Approval:

7/8/2021

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 8/23/2021

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**