CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 9-D-25-RZ **Related File Number:**

Application Filed: 7/25/2025 **Date of Revision:**

Applicant: ROBERT CAMPBELL

PROPERTY INFORMATION

General Location: Terminus of Green Estates Way, North of E Beaver Creek Dr

Other Parcel Info.:

Tax ID Number: 47 183 **Jurisdiction:** County

Size of Tract: 7.86 acres

Accessibility: Access within the property is via Green Estates Way, a private residential street with a 22-ft pavement width that leads to E Beaver Creek Dr, a major collector with a pavement width of 18 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily Residential

Surrounding Land Use:

Proposed Use: **Density:** 8 DU/AC

Planning Sector: North County **Plan Designation:** SR (Suburban Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is comprised of residential uses consisting of single family residential dwellings on small suburban lots and multifamily dwellings as well as large tracts of cleared and forested land.

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

Street: 7335 GREEN ESTATES WAY

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) < 4 DU/AC

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests:

Extension of Zone: This would not be an extension; however, there is PR (Planned Residential) zoning at a density of 5 du/ac adjacent to the north.

History of Zoning: This property was rezoned from RA (Low Density Residential) to PR (Planned Residential) up to 4 du/ac in June 2017 (5-F-17-RZ).

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone with a density of up to 8 du/ac because it is consistent with the Comprehensive Plan and compatible with surrounding development.

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 CITY/COUNTY GENERALLY:
1. There is a wide array of housing types being developed along the section of E Beaver Creek Drive where the subject property is located. The Alpine Meadows townhouse subdivision to the west near I-40 was completed in 2022; the Townhomes at Beaver Ridge to the southwest were constructed in 2024; and the Tindell Farm single-family detached subdivision is under construction to the east near the intersection with Dry Gap Pike. There is also an ongoing surge of commercial and office infill and greenfield development along the E Emory Road corridor to the north near the North Knoxville Medical Center, which provides amenities to residents along E Beaver Creek Drive.
2. Since the early 1990s, the surrounding area has experienced a transition from the A zone to the PR zone with up to 5 du/ac and the RA zone. Most of these rezonings have occurred on Dry Gap Pike and Beaver Creek Road, both of which are major collectors.
3. A widening of E Beaver Creek Road for a turn lane at the intersection with Hannah Brook Road is under contract. A developer entered a Memorandum of Understanding with the County to implement this as part of a future multifamily development on the CA (General Business) zoned property adjacent to the subject property to the north.
4. These ongoing changes to surrounding development conditions support an increase in residential intensity of the existing PR (Planned Residential) zone from a density of 4 du/ac to 8 du/ac. Development would be compatible with other residential forms in the area and supported by the service-oriented commercial corridor to the north.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The PR zone is intended to provide optional methods of land development that encourage more imaginative solutions to environmental design problems. It establishes residential areas with a unified building and site program, which is enforced through Planning Commission review of development plans.
2. The subject parcel is a unique shape as it curves around and extends along the backyards of several single-family residential lots. The development plan review required under the PR zone is appropriate in this context to ensure the residential layout is compatible with adjacent properties.

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. There are no adverse impacts anticipated to occur with the increase in residential PR density of this site. The property's current density of 4 du/ac would permit a maximum of 31 units, and this would increase to 62 units at the requested density. Development plan review would address and mitigate potential adverse impacts.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE

COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The PR zone is partially related to the property's SR (Suburban Residential) place type in the Comprehensive Plan. It meets the additional criteria for partially related zones by being compatible with the current zoning of adjacent sites. At this location, PR zoning at a density of 8 du/ac provides an appropriate transition of residential intensity between the RA (Low Density Residential) zone adjacent to the south along E Beaver Creek Drive and the large CA (General Business) zone adjacent to the north where multifamily development is being pursued.
2. This rezoning is consistent with the Comprehensive Plan's Implementation Policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity.
3. PR zoning at 8 du/ac is compatible with the property's inclusion in the Planned Growth Area of the Growth Policy Plan, which supports a reasonably compact pattern of development to offer a wide range of housing choices.

Action: Approved **Meeting Date:** 9/11/2025

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with a density of up to 8 du/ac because it is consistent with the Comprehensive Plan and compatible with surrounding development.

Date of Approval: 9/11/2025 **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: 10/20/2025 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**