

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-G-24-RZ

Related File Number:

Application Filed: 7/19/2024

Date of Revision:

Applicant: BENJAMIN C. MULLINS

PROPERTY INFORMATION

General Location: North and south sides of Karns Valley Dr, north of Oak Ridge Hwy, west of Wavetree Dr

Other Parcel Info.:

Tax ID Number: 77 053

Jurisdiction: County

Size of Tract: 20.54 acres

Accessibility: Access is via Karns Valley Drive, a major arterial street with a 40-ft pavement width within a 77-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density: up to 6 du/ac

Planning Sector: Northwest County

Plan Designation: SMR (Suburban Mixed Residential), TN (Traditional Neighb

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This is a residential area along Beaver Creek with a rural character. It is comprised of planned residential subdivisions, a park complex and farmland.

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

Street: 8920 KARNs VALLEY DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), F (Floodway)

Former Zoning:

Requested Zoning: PR (Planned Residential), F (Floodway)

Previous Requests:

Extension of Zone: It is an extension of the PR zone, but not the density.

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone up to 6 du/ac because it is compatible with surrounding development and zoning, and it is supported by recreational amenities, subject to 1 condition. The F (Floodway) zone would be retained.

Staff Recomm. (Full): 1. Preserving existing tree canopy along Beaver Creek and on slopes with a 25% grade or higher.

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.This area of Karns continues to see significant residential development since the completion of the capital project that connected Karns Valley Drive to the Hardin Valley area in 2017.
- 2.The subject property is adjacent to four different residential developments on the east side. The Walkers Gate and Brookhaven subdivisions were completed years ago, and the Archstone Condominiums and Emory Green subdivision are still being constructed.
- 3.On the west side of the of the subject property is the Knox County SportsPark, which was completed in 2010. It surrounds the Karns Senior Center and includes five baseball/softball fields, three practice football/rugby fields, a playground, a walking trail, a picnic pavilion and a launch pad for kayaks into Beaver Creek.
- 4.These transportation improvements, residential developments, and recreational amenities support the requested PR (Planned Residential) district with a density of up to 6 du/ac.

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 development that encourage more creative solutions to environmental design problems. This can be accomplished by permitting clustered development in the more suitable areas of the property to avoid ecologically sensitive areas.
- 2.The subject property has some steep topography, and its southern border is formed by Beaver Creek. Beaver Creek is receiving new public investment as a formally established Knox County Water Trail for navigable recreation. The PR zone permits development that avoids these steep slopes as well as the natural areas around the waterway, preserving their scenic, wildlife and recreational value.

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. The PR zone is a minor extension from the east. The density of 6 du/ac is compatible with the existing PR zoning in the area, which ranges in density from 1-5 du/ac and includes townhouses and multifamily developments.The PR zone requires development plan review by the Planning Commission, which provides opportunity for public notice and feedback to inform what is approved to be built. If the maximum density is pursued, it will trigger a traffic impact study, which may result in safety improvements to Karns Valley Drive.
2. The noted condition to preserve existing tree canopy along the stream bed and steep slopes is intended to preserve the viewshed, natural assets, and rural character of the area, especially in light of Beaver Creek being designated by Knox County as a navigable Water Trail. This condition also complements the kayak launch pad at the neighboring park.

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 majority of the parcel's acreage is designated SMR (Suburban Mixed Residential) on the south

side of Karns Valley Drive. The portion to the north is designated as TN (Traditional Neighborhood). The PR zone up to 6 du/ac is partially related to both the SMR and TN place types in the Comprehensive Plan. The property meets the review criteria for partially related zones by being compatible with the current zoning of adjacent sites.

2. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 9.3 to focus growth in areas already served by adequate infrastructure. This property has access to sewer infrastructure, a major arterial street that is a short distance from another major arterial street (Oak Ridge Highway), and a large park and senior center.

3. The tree preservation condition is consistent with Policy 7 to encourage development practices that conserve and connect natural features and habitat.

4. The requested rezoning is consistent with the property's location in the Planned Growth Area of the Growth Policy Plan.

Action: Approved with Conditions

Meeting Date: 10/3/2024

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone up to 6 du/ac because it is compatible with surrounding development and zoning, and it is supported by recreational amenities, subject to 1 condition. The F (Floodway) zone would be retained.

Date of Approval: 10/3/2024

Date of Denial:

Postponements: 9/12/2024

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/24/2025

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Withdrawn

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: