

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-I-25-RZ **Related File Number:**
Application Filed: 12/30/2024 **Date of Revision:**
Applicant: BENJAMIN C. MULLINS

PROPERTY INFORMATION

General Location: Southeast side of W Beaver Creek Dr, northeast of Clinton Hwy
Other Parcel Info.:
Tax ID Number: 67 057 **Jurisdiction:** County
Size of Tract: 2.98 acres
Accessibility: Access is via W Beaver Creek Drive, a major collector street with a pavement width of 20-ft within a right-of-way that varies from 40-45-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:** up to 12 du/ac
Planning Sector: North County **Plan Designation:** TN (Traditional Neighborhood)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area contains a mix of uses, with single-family residences and warehouses on large lots along West Beaver Creek Drive and smaller single family lots off of side streets. There is a manufactured home neighborhood and a townhouse neighborhood nearby. There is a commercial corridor along Clinton Highway to the southwest, and Powell High School is located to the northeast.

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

Street: 2520 W BEAVER CREEK DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes, it is an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

AMENDMENT:

1. The recommended rezoning of PR up to 12 du/ac with Condition #1 regarding the completion of nearby capital improvements is intended to mitigate potential traffic impacts to the area. The maximum number of building permits that can be issued before the intersection alignment project with Clinton Highway is consistent with a maximum density of 5 du/ac. After the capital project is complete, a higher density of development to 12 du/ac can be accommodated. The subject property is a short distance from two major arterial streets, which have ample traffic capacity.

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 up to 12 du/ac is a partially related zone within the TN (Traditional Neighborhood) place type for this property. Per Appendix H of the Comprehensive Plan, partially related zones must meet additional criteria to be approved. This property meets the criterion that the zoning district be consistent with primary and secondary uses of the TN place type, which include single-family, attached, and multi-family dwellings.

2. The rezoning, with the noted conditions, is consistent with Comprehensive Plan's Implementation Policy 9 to coordinate infrastructure improvements with development. It also supports Policy 6 to promote attainable housing that meets the needs of current and future residents. PR zoning up to 12 du/ac provides for a range of housing forms to meet local demand. Condition # 2 is consistent with Policy 7 to encourage development practices that conserve and connect natural features and habitat.

3. The rezoning is aligned with the property's location in the Planned Growth Area of the Growth Policy plan.

Action: Approved with Conditions **Meeting Date:** 2/13/2025

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone up to 12 du/ac because it is compatible with surrounding zoning and consistent with the Comprehensive Plan, subject to 1 condition.

Date of Approval: 2/13/2025 **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: 3/24/2025 **Date of Legislative Action, Second Reading:**

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

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

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

Amendments: **Amendments:**

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