

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-I-25-RZ **Related File Number:**
Application Filed: 2/19/2025 **Date of Revision:**
Applicant: TRUELINE LAND SURVEYING, LLC

PROPERTY INFORMATION

General Location: North side of W Beaver Creek Dr, west of Betenia Rd
Other Parcel Info.:
Tax ID Number: 56 131 **Jurisdiction:** County
Size of Tract: 1.76 acres
Accessibility: Access is via W Beaver Creek Drive, a major collector street with 20 ft of pavement width within a 70-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: North County **Plan Designation:** SR (Suburban Residential), SP (Stream Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This section of W Beaver Creek Drive features single family and multifamily subdivisions and large, undeveloped tracts. A tributary of Beaver Creek runs through the north of the subject property. Powell High School, Crown College, Angora Frog Farm, and Powell Station Park lie approximately 0.75 miles to the west. Clinton Highway is nearby to the west and I-75 lies to the southeast of the subject property.

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

Street: 1311 W 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: Yes, it is an extension.
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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the RA (Low Density Residential) zone because it is consistent with Knox County Comprehensive Plan and due to the change of conditions in the area.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 16.30.01, 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. Improvements were recently completed to the northeast on W Beaver Creek Drive with a roundabout installation and re-alignment at its intersection with Brickyard Road and Lyngate Boulevard. This provides safer and more efficient access to Powell Drive to the northwest, which is a major arterial street created by TDOT in 2016.
2. The RA zone is the predominant zone in the area along W Beaver Creek Dr between Brickyard Dr and the railroad track to the east.

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. The RA zone allows single-family houses with sewer on 10,000 sq ft lots and duplexes on 12,000 sq ft lots with Use on Review approval by the Planning Commission.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. The property has access to a major collector street, so no traffic will be diverted through residential side streets to reach the subject property.
2. The rear of the property is constrained by 100- and 500-yr FEMA floodplains and is designated as an SP (Stream Protection) area in the Future Land Use Map. Any future development will need to comply with the County Stormwater Ordinance.

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 proposed RA district is directly related to the SR (Suburban Residential) place type.
2. This request brings the zoning into compliance with the Knox County Comprehensive Plan, as the current A zoning is not a zone that can be considered under the SR place type. The SR place type calls for primarily single family residential development with a range of lot sizes, housing sizes, and housing styles, including some attached dwellings.
3. The proposed rezoning to RA aligns with Implementation Policy 2 of the Knox County Comprehensive Plan, to ensure that development is sensitive to existing community character. RA is the predominant zoning in this area.
4. The rezoning is aligned with the property's location in the Planned Growth Area of the Growth Policy Plan and is consistent with the policies related to the Planned Growth Area.

Action: Approved **Meeting Date:** 4/10/2025

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with Knox County Comprehensive Plan and due to the change of conditions in the area.

Date of Approval: 4/10/2025 **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: 5/12/2025

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: