

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 8-M-24-RZ                      **Related File Number:**  
**Application Filed:** 6/24/2024              **Date of Revision:**  
**Applicant:** TAYLOR D. FORRESTER

## PROPERTY INFORMATION

**General Location:** East side of Beaver Ridge Rd, south side of West Emory Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 77 148                      **Jurisdiction:** County  
**Size of Tract:** 3.36 acres  
**Accessibility:** Access is via Beaver Ridge Road, a major collector street with a pavement width of 20-ft within a 55 - 60 ft right-of-way. Access is also available via West Emory Road, a major arterial street with a pavement width of 22-ft within a 53-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** Northwest County      **Plan Designation:** RCC (Rural Crossroads Commercial), SP (Stream Protectio  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The surrounding area has a rural character that largely consists of residential uses and undeveloped agricultural land. Beaver Creek is adjacent to the south.

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

**Street:** 8397 BEAVER RIDGE RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural), F (Floodway)  
**Former Zoning:**  
**Requested Zoning:** CR (Rural Commercial), F (Floodway)  
**Previous Requests:**  
**Extension of Zone:** No, this is not 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:

Kelsey Bousquet

Staff Recomm. (Abbr.):

Approve the CR (Rural Commercial) zone because it is in compliance with the Knox County Comprehensive Plan. The F (Floodway) zone would be retained.

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. The surrounding area has experienced an increase in residential development since the early 2000s, with many rezonings from A to RA and PR with densities ranging from 3-5 du/ac in near vicinity. In 2022, a 41-unit subdivision was built 65 ft west of the subject property.
2. In 2020, Knox County established the Beaver Creek Water Trail, which runs along the southern and eastern boundary lines of the subject property.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The CR (Rural Commercial) zone provides for the opportunity to locate limited retail and service uses in a manner convenient to outlying rural areas. The expansion of residential uses in recent years, and the Beaver Creek Water Trail, which includes a route from Roy Arthur Park (to the east of the site) to the Northwest Sports Complex (to the west) meet the intent of the CR zone.
2. The F (Floodway) zone would be retained as it is intended to protect rivers, creek channels, and floodplains from encroachment so that flood heights and flood damage would not be increased.
3. Rezoning 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 AN AMENDMENT.

1. The CR zone is intended to maximize compatibility between commercial uses and surrounding rural areas, and to maintain the rural character of these areas. As such, it is not anticipated to negatively impact the surrounding rural area.
2. Per the Knox County Zoning Ordinance, properties zoned CR should be located or near intersections of arterial and/or collector streets to maximize accessibility. The subject property is situated at the intersection of a major arterial street, W Emory Road, and a major collector street, Beaver Ridge Road.
3. The F zone provides the necessary regulations relating to grading, filling, drainage, and other general site preparations to protect the public health and safety of the surrounding area.
4. The subject property is within the Beaver Creek Watershed Storm Water Master Plan, which provides additional guidance on mitigating flooding and protecting water quality.
5. KGIS shows a few scattered closed contour lines. These can indicate the potential presence of sinkholes, but in this case, Knox County Engineering and Public Works Department has provided information confirming these are not sinkholes. They are depressions created from grading the site, either from sediment traps or uneven fill (see Exhibit B).

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 place type for the subject property is RCC (Rural Crossroads Commercial) in the Knox County Comprehensive Plan. The CR zone is listed as being directly related to the RCC place type, which means the uses allowed in the CR zone and the zone's standards are generally compatible with the RCC place type.
2. The rezoning complies with the Comprehensive Plan's Implementation Policy 9, to coordinate infrastructure improvements with development. In 2023, Knox County completed a capital improvement project at the intersection of W Emory Road and Beaver Ridge Road, which added dedicated left- and right-turn lanes to Beaver Ridge Road and installed traffic light signals.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages the expansion of the Knox County economy.

**Action:** Approved **Meeting Date:** 8/8/2024

**Details of Action:**

**Summary of Action:** Approve the CR (Rural Commercial) zone because it is in compliance with the Knox County Comprehensive Plan. The F (Floodway) zone would be retained.

**Date of Approval:** 8/8/2024 **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:** 9/16/2024 **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:**