

REZONING REPORT

▶ **FILE #:** 1-B-19-RZ

AGENDA ITEM #: 23

AGENDA DATE: 1/10/2019

▶ **APPLICANT:** DAVID NEELY

OWNER(S): David Neely

TAX ID NUMBER: 47 227

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 910 Beaver Creek Dr.

▶ **LOCATION:** East side of Ghiradelli Rd., south of Beaver Creek Dr., north of Wrens Creek Ln.

▶ **APPX. SIZE OF TRACT:** 1.61 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ghiradelli Rd., a local street, with a pavement width of 26 feet, and a right-of-way width of 50 feet.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Single family residential

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE:

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Rural residential / A (Agricultural)

South: Single family residential / PR (Planned Residential) @ 1-3 du/ac

East: Rural residential / A (Agricultural)

West: Single family residential / PR (Planned Residential) @ 1-3 du/ac

NEIGHBORHOOD CONTEXT: This area is characterized by single family residential neighborhoods along E. Beaver Creek Dr., with larger forested, vacant, agricultural lots along Dry Gap Pike near the steep sloped areas of Beaver Ridge.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.**

RA zoning provides for residential areas with low population densities consistent with the LDR (Low Density Residential) land use designation of the Northwest County Sector Plan.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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. The Northwest County Sector is the most rapidly growing sector in Knox County.
2. Adjacent areas are zoned for residential uses, under zones RA, RB and PR up to 3-4 du/ac

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. RA zoning provides for residential areas with low population densities.
2. RA, RB and PR zoning is within 500 feet of the property.

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. Public water and sewer utilities are available in the area.
2. RA zoning for this 1.61 acre site does not pose any direct or indirect adverse effects.

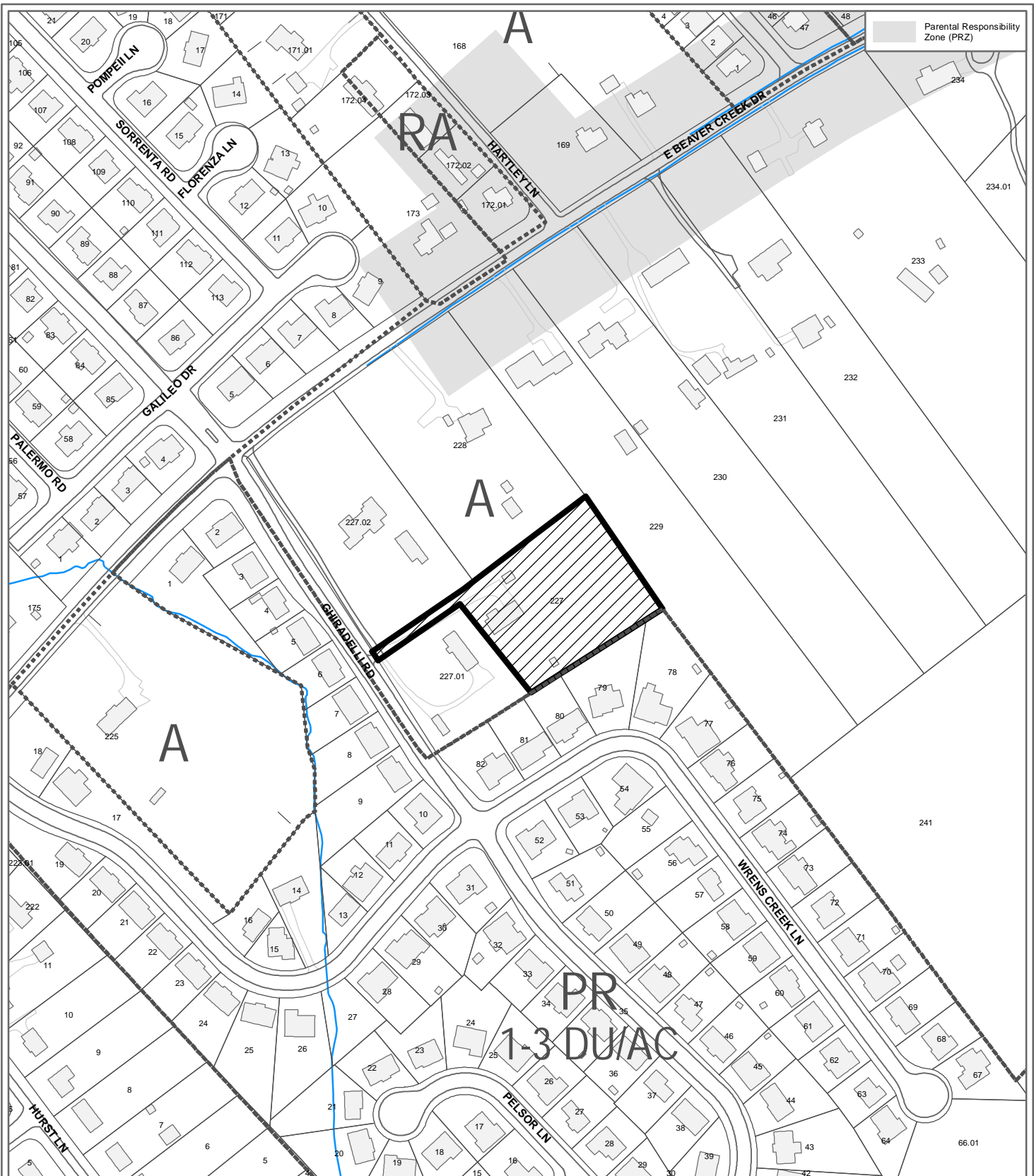
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan designates this site for low density residential (LDR) uses consistent with the recommended RA zoning.
2. The recommended zoning does not present any apparent conflicts with any other adopted plans.
3. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 2/25/2019. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**1-B-19-RZ
REZONING**

From: A (Agricultural)
To: RA (Low Density Residential)



Petitioner: David Neely

Map No: 47

Jurisdiction: County



Original Print Date: 12/17/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

PR
1-3 DU/AC

REZONING PLAN AMENDMENT

Name of Applicant: David Neely

Date Filed: 11/2/18 Meeting Date: 1-10-2019

Application Accepted by: M Payne

Fee Amount: \$ 500.00 File Number: Rezoning 1-18-19-RZ

Fee Amount: # File Number: Plan Amendment #



PROPERTY INFORMATION

Address: 910 E. Beaver Creek Dr.
General Location: E/S Ghiradelli Rd,
S/of E. Beaver Creek Dr.

Parcel ID Number(s): 047 227

Tract Size: 1.61 AC

Existing Land Use: Residential

Planning Sector: North County

Growth Policy Plan: Planned

Census Tract: 62.07

Traffic Zone: 247

Jurisdiction: City Council _____ District
 County Commission 7 District

Requested Change

REZONING

FROM: A

TO: RA

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: #

TO: #

PROPOSED USE OF PROPERTY

Residential

Density Proposed per Zoning Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT
Name: David Neely

Company: _____

Address: 910 E Beaver Creek Dr

City: Knoxville State: TN Zip: 37918

Telephone: 865-684-8695

Fax: _____

E-mail: DNeely9104Wolway.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: Same as Above

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: David Neely

PLEASE PRINT
Name: David Neely

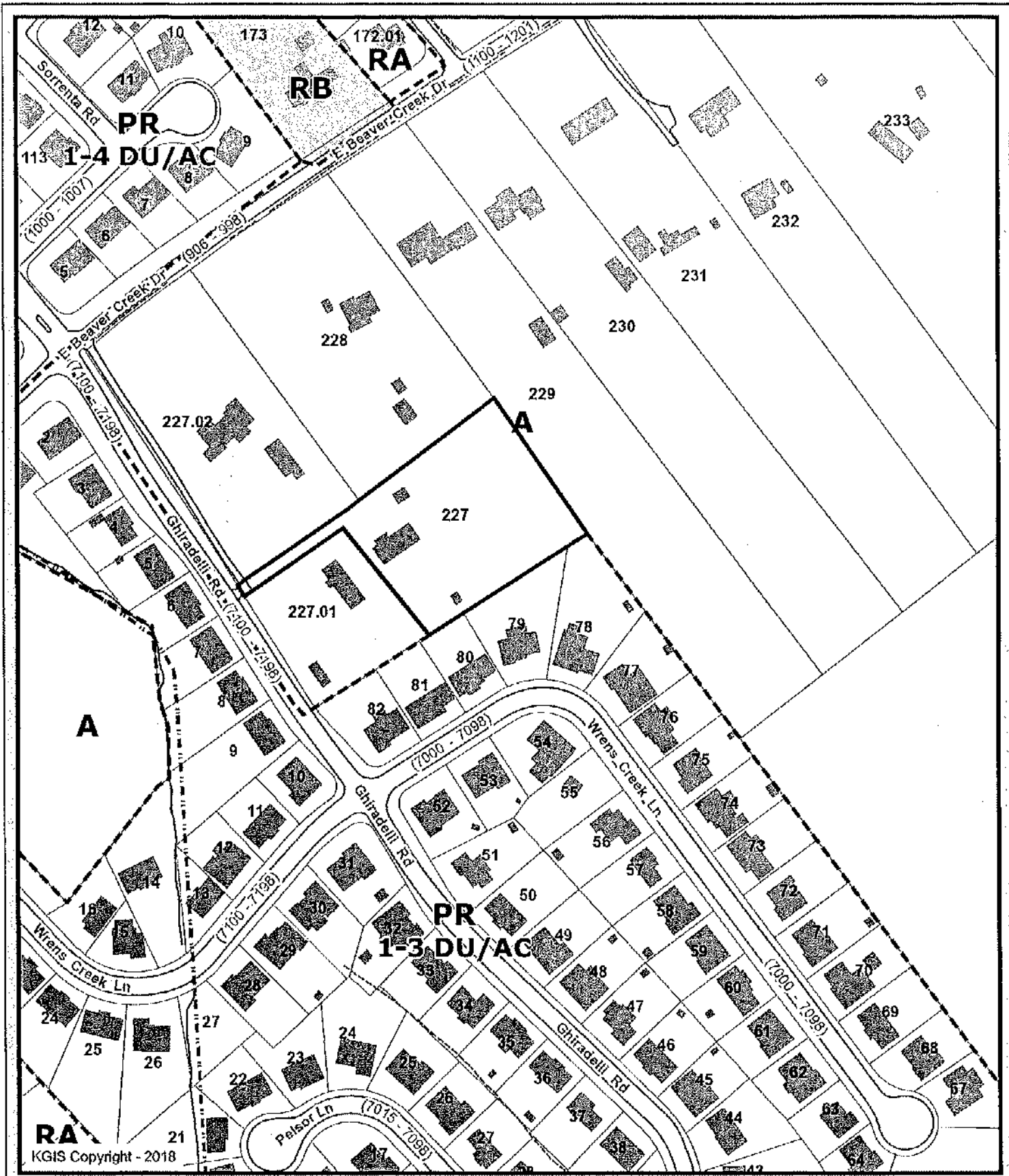
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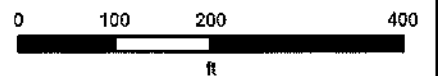
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910 E Beaver Creek

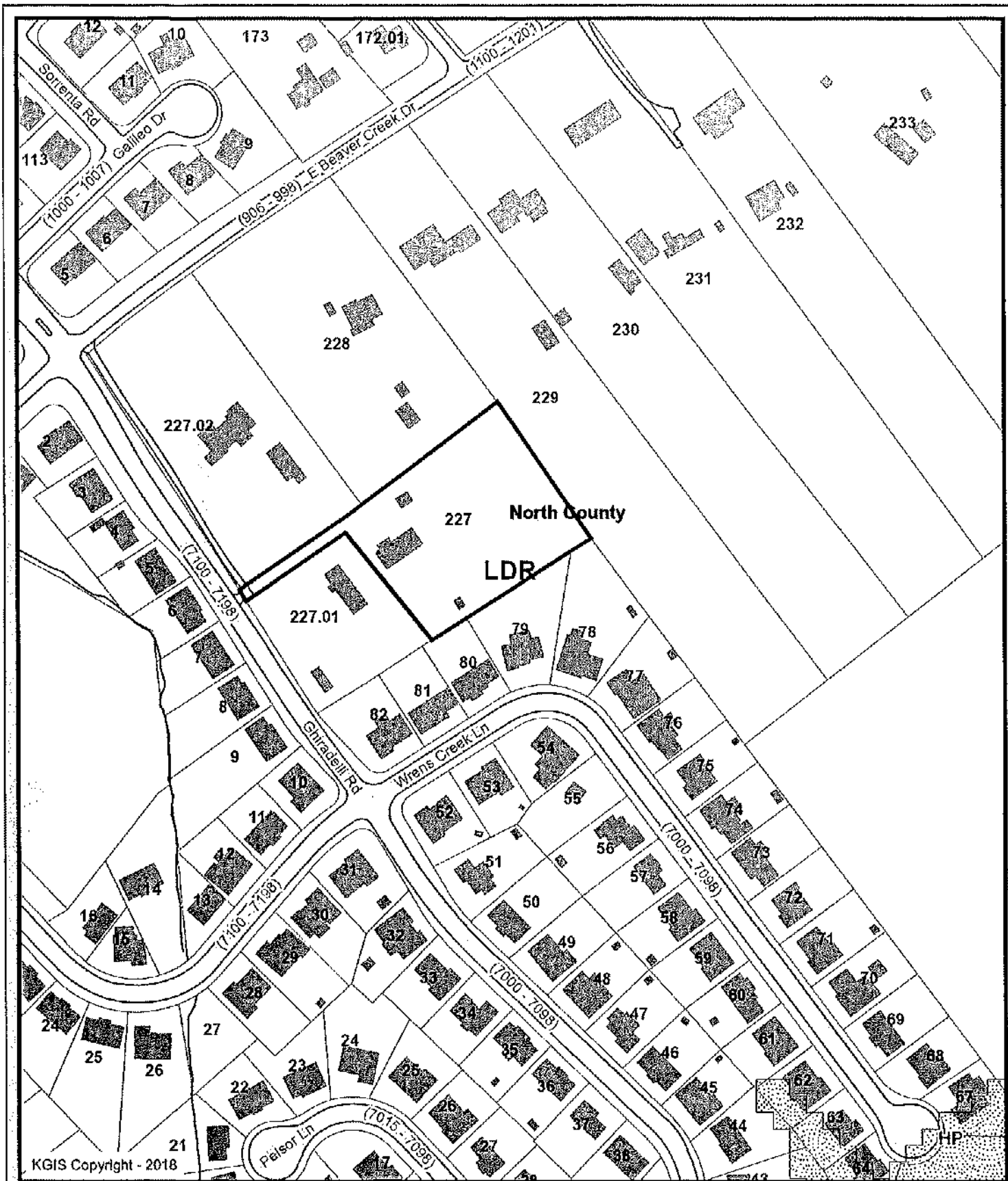


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910 E Beaver Creek



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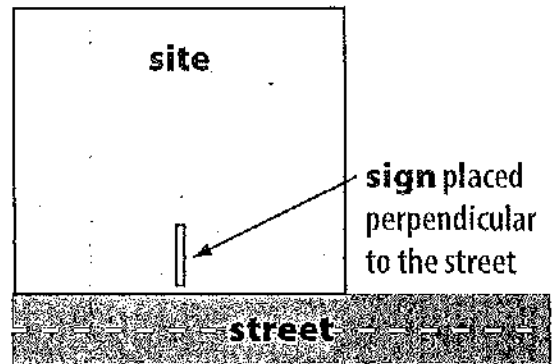
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

12/27/18 and 1/11/18
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: David Neely

Printed Name: David Neely

Phone: 865-684-8695 Email: DNeely9104@howlway.com

Date: 11/2/2018

MPC File Number: 1-B-18-RZ