

REZONING REPORT

▶ **FILE #:** 7-J-21-RZ

AGENDA ITEM #: 21

AGENDA DATE: 7/8/2021

▶ **APPLICANT:** JOHN B. GRIFFITH, SR.

OWNER(S): John B. & Sue C. Griffith

TAX ID NUMBER: 90 117

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2701 Byington Beaver Ridge Rd.

▶ **LOCATION:** **West side of Byington Beaver Ridge Road, due north of Byington Solway Road**

▶ **APPX. SIZE OF TRACT:** **28500 square feet**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Byington Beaver Ridge Road, a major collector with a pavement width of 20-ft, within a right-of-way width of 60-ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** **I (Industrial)**

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

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

▶

EXTENSION OF ZONE: Yes, RA is adjacent to the east and across the street.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Rural residential - RA (Low Density Residential)

South: Agriculture/forestry/vacant - I (Industrial)

East: Single family residential - RA (Low Density Residential), I (Industrial)

West: Agriculture/forestry/vacant - I (Industrial)

NEIGHBORHOOD CONTEXT: The area is primarily single family residential and rural residential lots adjacent to and industrial zoned area along the railroad corridor.

STAFF RECOMMENDATION:

▶ **Approve RA (Low Density Residential) zoning because it is consistent with the Northwest County Sector Plan and the Growth Policy Plan.**

COMMENTS:

RREZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

Approve RB (General Residential) zoning because it is consistent with the Southwest County Sector Plan and surrounding zoning.

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 proposed rezoning request is consistent with the sector plan's land use classification of LDR (Low Density Residential).
2. The proposed rezoning will bring the existing lot with a single family residential home on it into conformance with the zoning ordinance.

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

1. RA (Low Density Residential) zoning is intended to provide for residential areas with low population densities.
2. The subject property is approximately 0.64 acres (27,700 sq. ft) in size and maintains a residential use.

THE PROPOSED AMENDMENT SHALL NOT ADVERSLY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The proposed amendment to RA (Low Density Residential) zoning is compatible with the Northwest County sector plan designation.
2. Surrounding uses include low-density single-family dwellings on large and small lots.
3. Surrounding properties are zoned RA (Low Density Residential), PR (Planned Residential), I (Industrial); the addition of more RA (Low Density Residential) is not expected to cause any adverse impacts for surrounding properties and is consistent with the residential uses in the area.

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 amendment is not in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

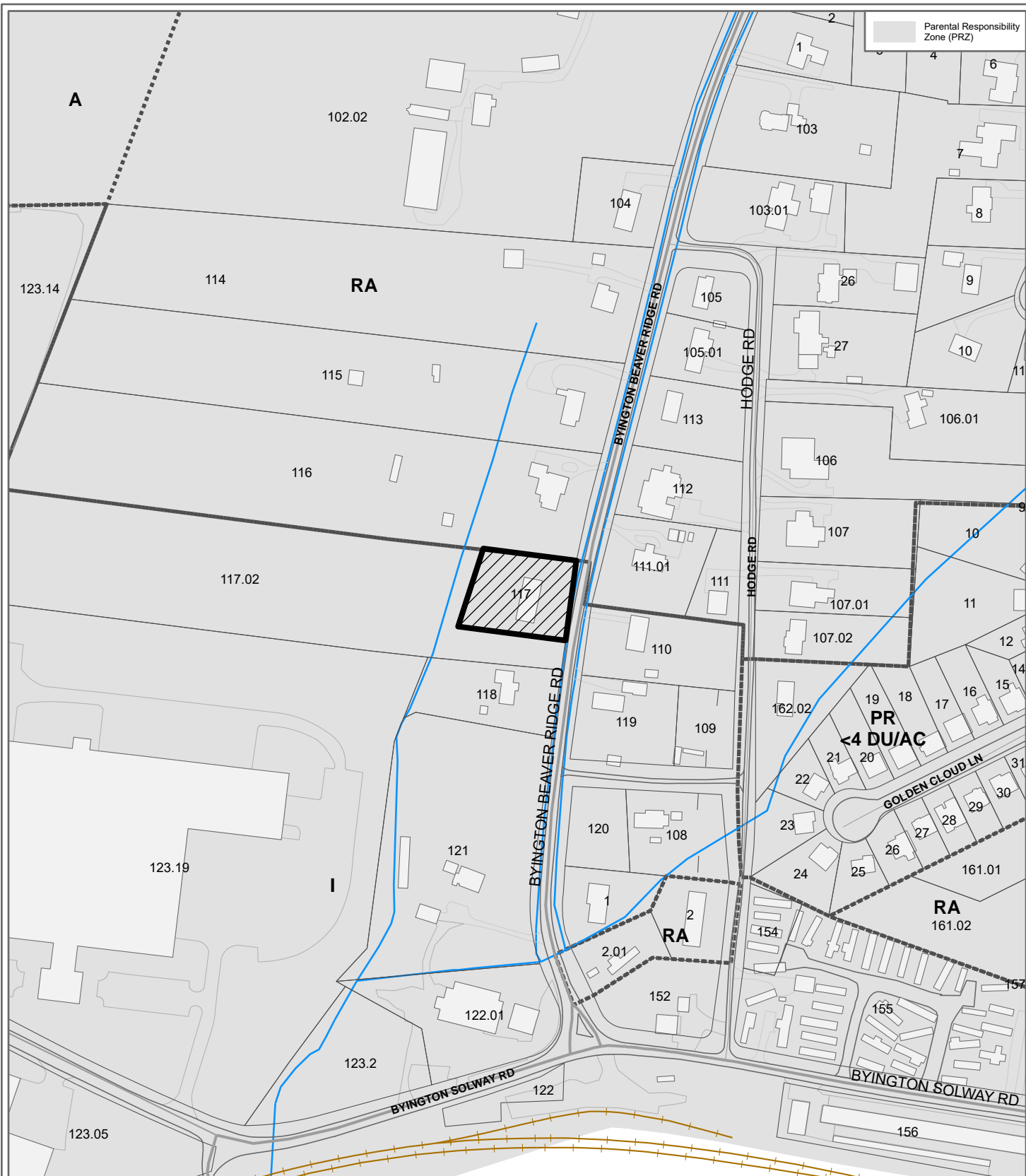
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

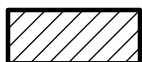
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 8/23/2021. 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.



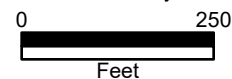
**7-J-21-RZ
REZONING**

From: I (Industrial)
To: RA (Low Density Residential)



Petitioner: John B. Griffith, Sr.

Map No: 90
Jurisdiction: County



Original Print Date: 6/8/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. 7-J-21-RZ Contextual Images

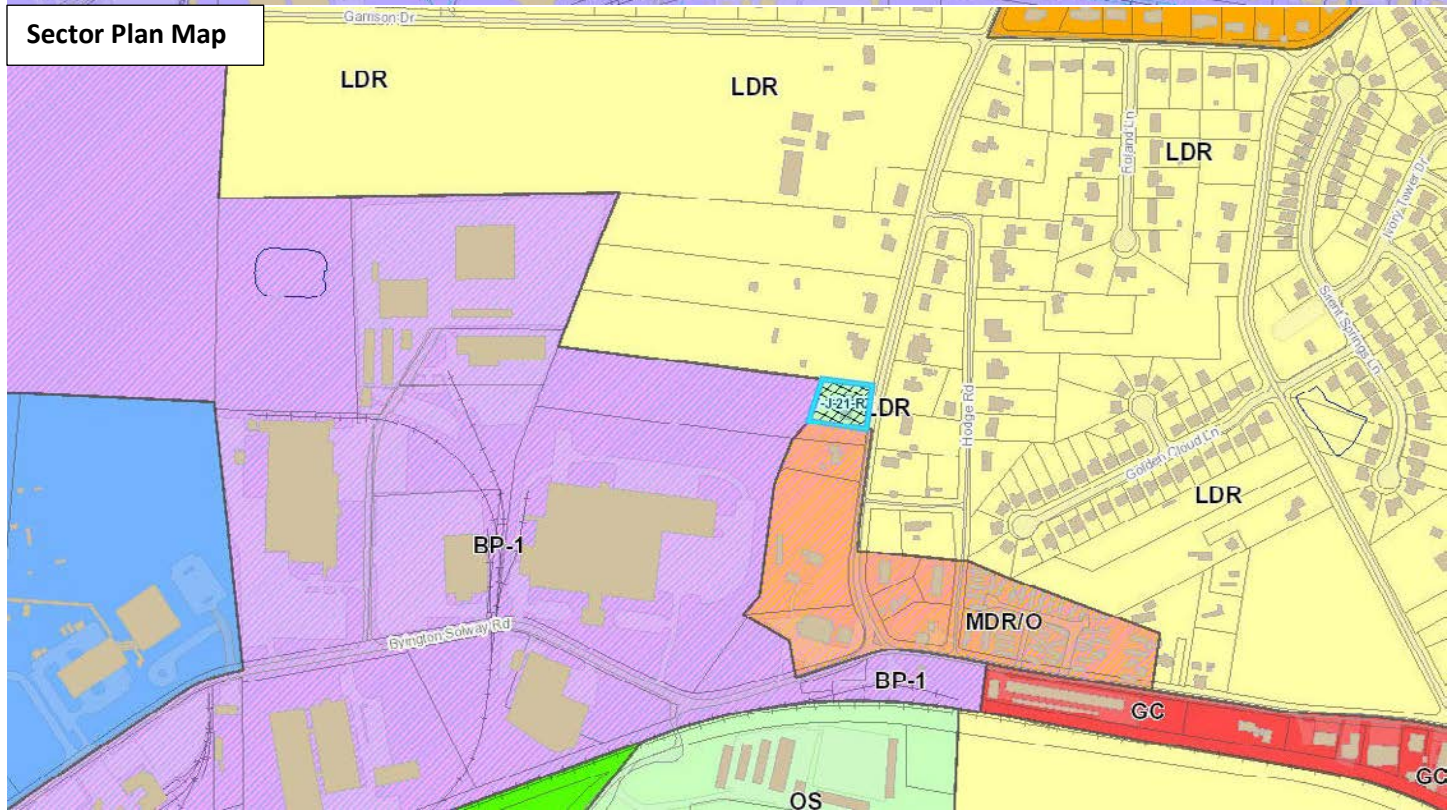
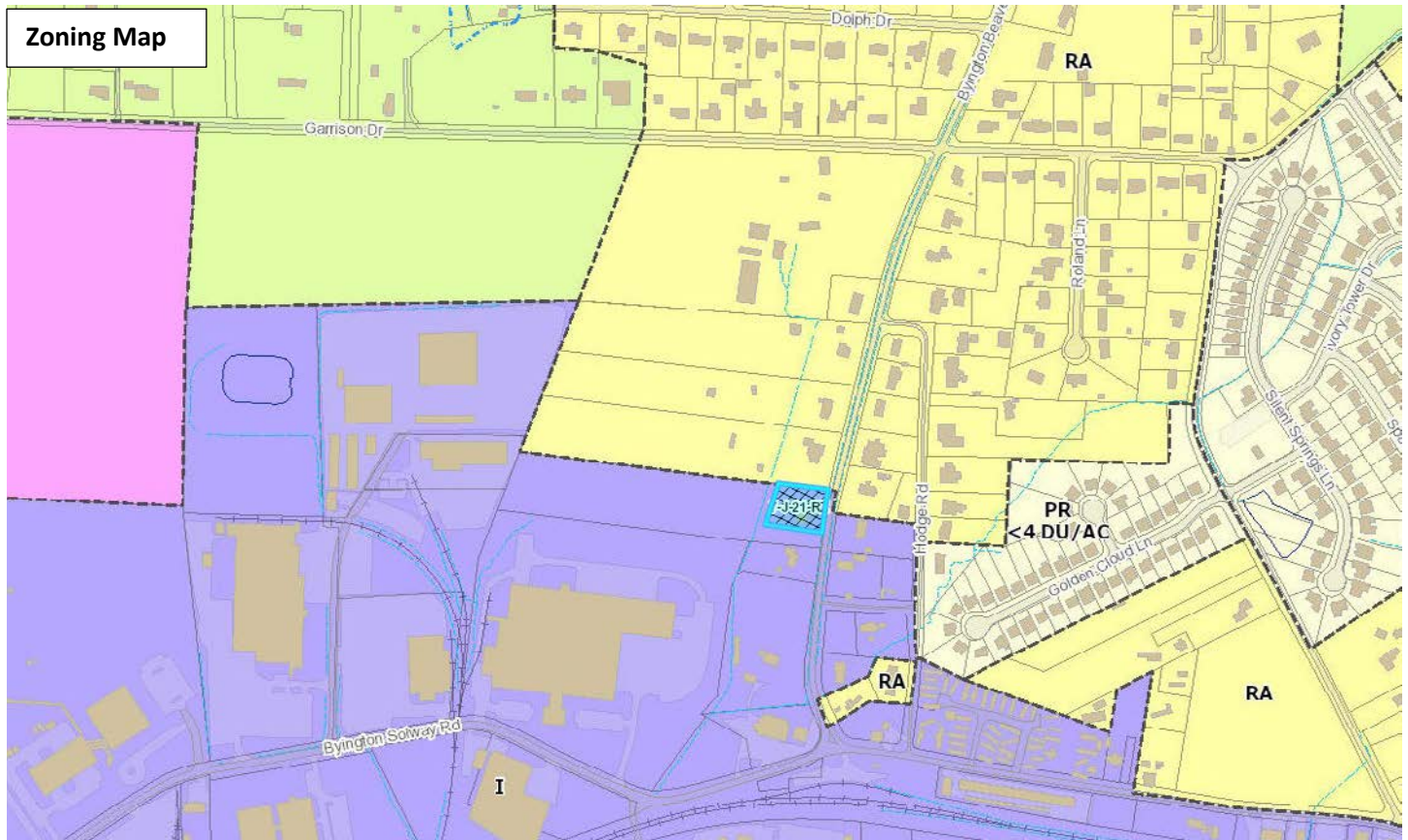


Exhibit A. 7-J-21-RZ Contextual Images

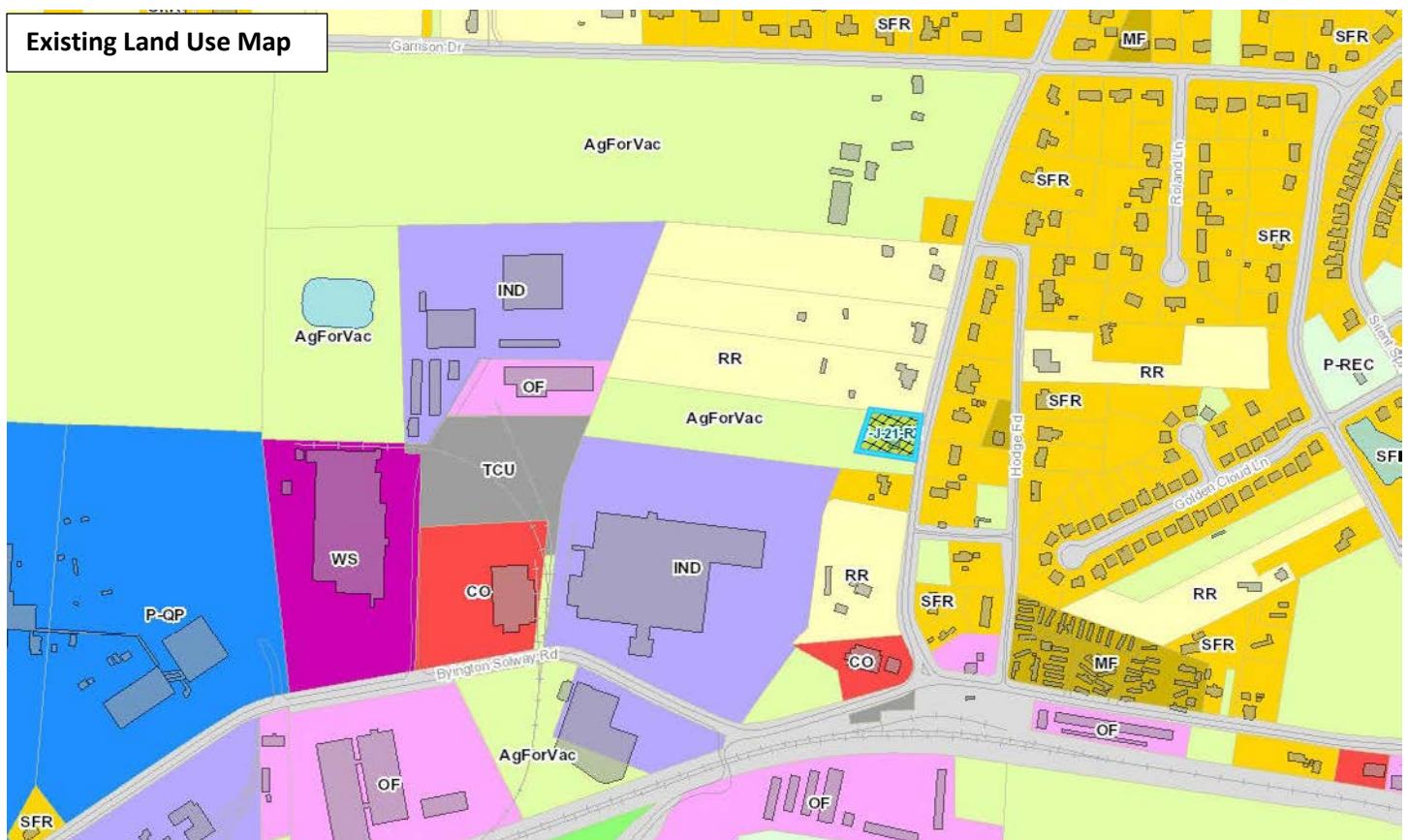
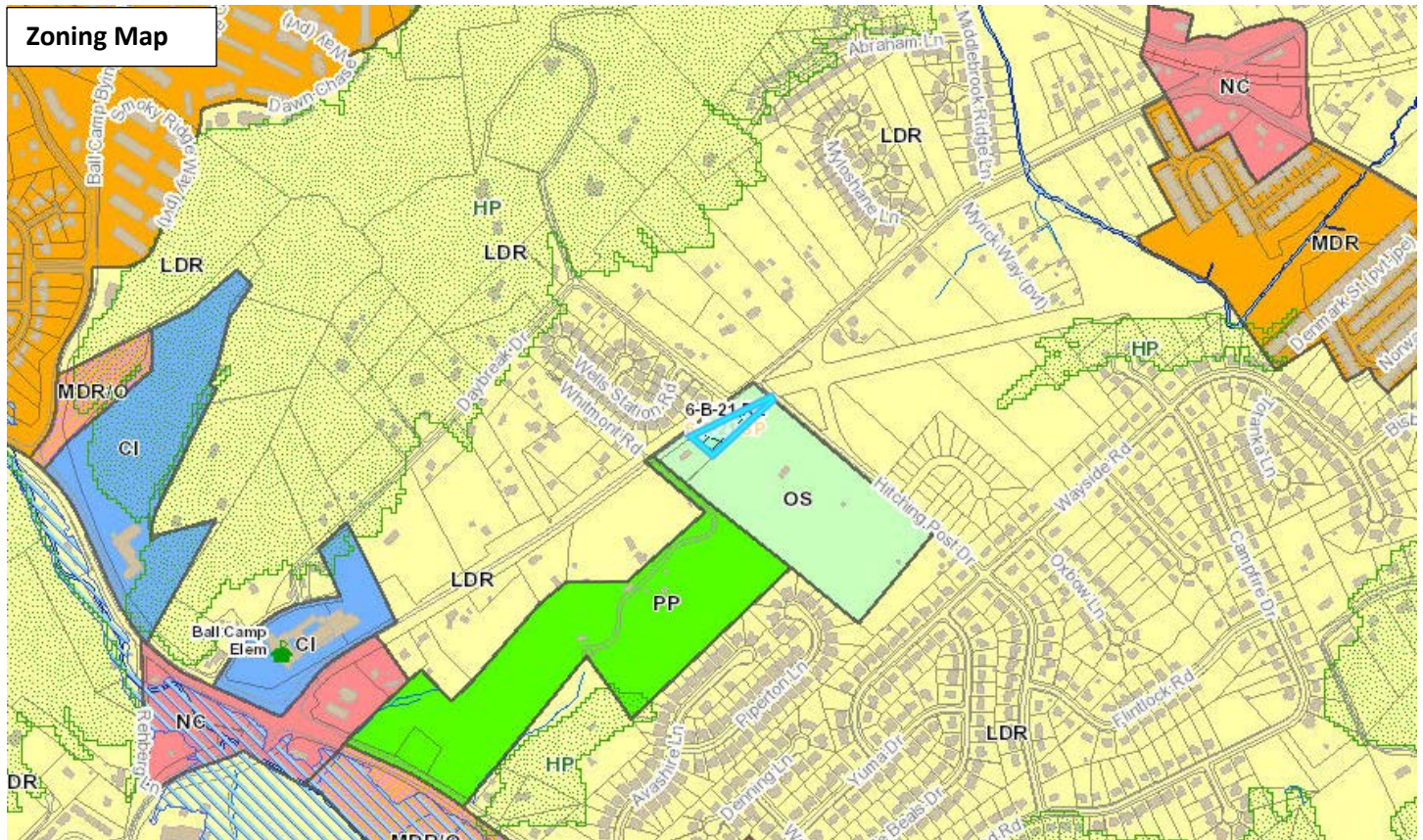


Exhibit A. 7-J-21-RZ Contextual Images

Aerial Map



Double Fee waived per J. Welch Fee is Minus 200.00 per J. Welch



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

John B. GRIFFITH, SR.
Applicant Name

6/2/2021
Date Filed

7/8/2021
Meeting Date (if applicable)

Affiliation

File Number(s)
7-J-21-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

John B. GRIFFITH, SR.
Name

Company

8326 Beaver Ridge Road Knoxville, TN 37931-2303
Address City State ZIP

(865) 249-9846 grif1245@yahoo.com
Phone Email

CURRENT PROPERTY INFO

John B. & Sue C. GRIFFITH
Owner Name (if different)

(865) 249-9846
Owner Address Owner Phone

2701 Byington Beaver Ridge Road
Property Address

CLT 90, Parcel 117
Parcel ID

West Knox UD
Sewer Provider

West Knox UD
Water Provider

No
Septic (Y/N)

STAFF USE ONLY

W. side Byington Beaver Ridge Rd due N. of Byington Solway Rd
General Location

28,500 sq. ft. +/-
Tract Size

City County 6th
District

I
Zoning District

SFR
Existing Land Use

Northwest County
Planning Sector

LDR
Sector Plan Land Use Classification

Planned Growth
Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number
 Combine Parcels
 Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

RA (Already has LDR sector plan in place)
Proposed Zoning

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (Final Plat)
 Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Fee 2	Fee 3	Total
324	400.00		
			400.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

John B. Griffith
Applicant Signature

John B. GRIFFITH
Please Print

6/2/2021
Date

(865) 219-9846
Phone Number

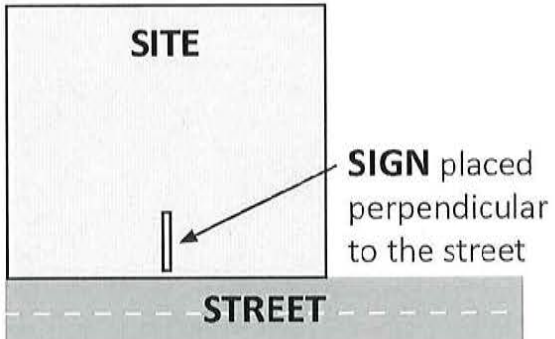
grif1245@yahoo.com
Email

[Signature]
Staff Signature

Marc Payne
Please Print

6/2/2021
Date

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

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

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 6/23/2021 _____ and _____ 7/9/2021 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: John GRIFFITH
 Date: 6/2/21
 File Number: 7-J-21-RZ

- Sign posted by Staff
- Sign posted by Applicant