

REZONING REPORT

► **FILE #:** 4-U-22-RZ

AGENDA ITEM #: 28

AGENDA DATE: 4/14/2022

► **APPLICANT:** MATTHEW BALL

OWNER(S): Beverly Ann Rogers Trustee / Michael & Lisa Monroe Trustee

TAX ID NUMBER: 56 133 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1331 W. Beaver Creek Dr.

► **LOCATION:** North side of W. Beaver Creek Drive, north of Beelertown Road

► **APPX. SIZE OF TRACT:** 12.5 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W Beaver Creek Drive, a major arterial with a pavement width of 21-ft within a right-of-way width of 70-ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

► **ZONING REQUESTED:** PR (Planned Residential)

► **EXISTING LAND USE:** Agriculture/forestry/vacant

► **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant / A (Agriculture)

South: Single family residential / OB (Office, Medical and Related Services), RA (Low Density Residential)

East: Agriculture/forestry/vacant / A (Agriculture)

West: Agriculture/forestry/vacant / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area along the northside W. Beaver Creek Drive primarily consists of single-family residential lots that are larger than an acre size with smaller residential lots across the street.

STAFF RECOMMENDATION:

► Staff recommends approval of PR (Planned Residential) zoning up to 5 du/ac because it is consistent with sector plan and the surrounding development.

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 DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. Powell Drive was constructed in this area around 2016, providing for additional traffic capacity in the area.
2. The subject property is adjacent to an OB (Office, Medical and Related Services) zoning that occurred in 2017 after the new road, Powell Drive, was constructed.

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

1. The regulations established in the PR zone are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems, a portion of this property is within the 100-year and 500-year floodplain of a tributary of Beaver Creek.
2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of the development plans.

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. This area of the County is comprised of a mix of zoning including A, RA, OB and PR. The addition of more PR zoning up to 5 du/ac is compatible with the trend of development in this area, particularly as the surrounding RA zoning permits a minimum lot size of 10,000-sqft.
2. If the requested density of 5 du/ac for 12.5 acres of property is approved, the development could yield up to approximately 62 dwellings. These are preliminary calculations and do not take into consideration road infrastructure or stormwater facilities.

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 North County Sector Plan's LDR designation supports up to 5 du/ac in the County's Planned Growth Area.
2. The proposed amendment is not in conflict with any other adopted plan.

ESTIMATED TRAFFIC IMPACT: 312 (average daily vehicle trips)

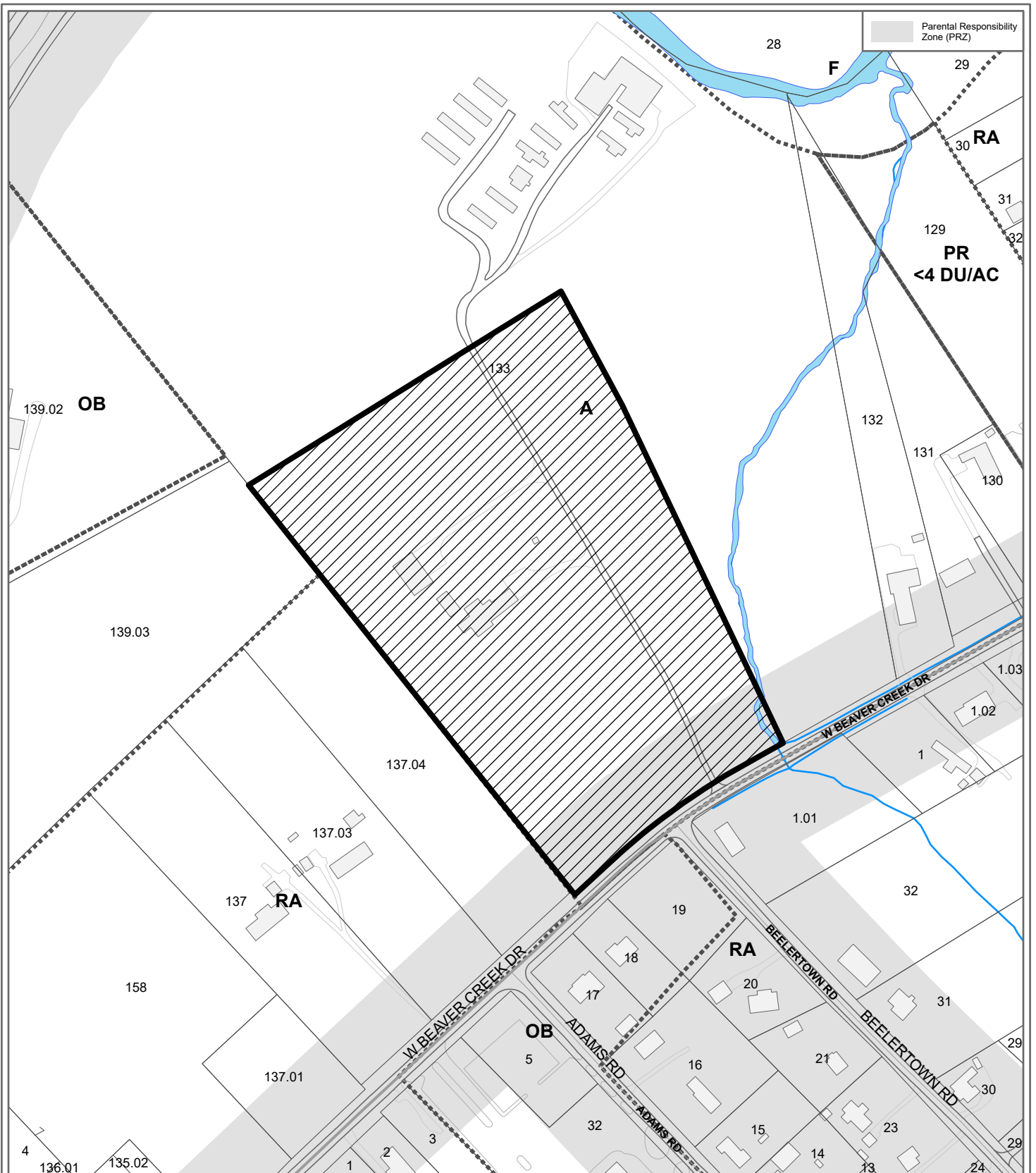
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 12 (public school children, grades K-12)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell 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.

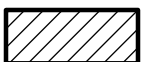
If approved, this item will be forwarded to Knox County Commission for action on 5/23/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



4-U-22-RZ REZONING

From: A (Agricultural)

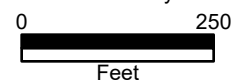
To: PR (Planned Residential)



Petitioner: Ball, Matthew

Map No: 56

Jurisdiction: County



Original Print Date: 3/24/2022
 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. 4-U-22-RZ Contextual Images

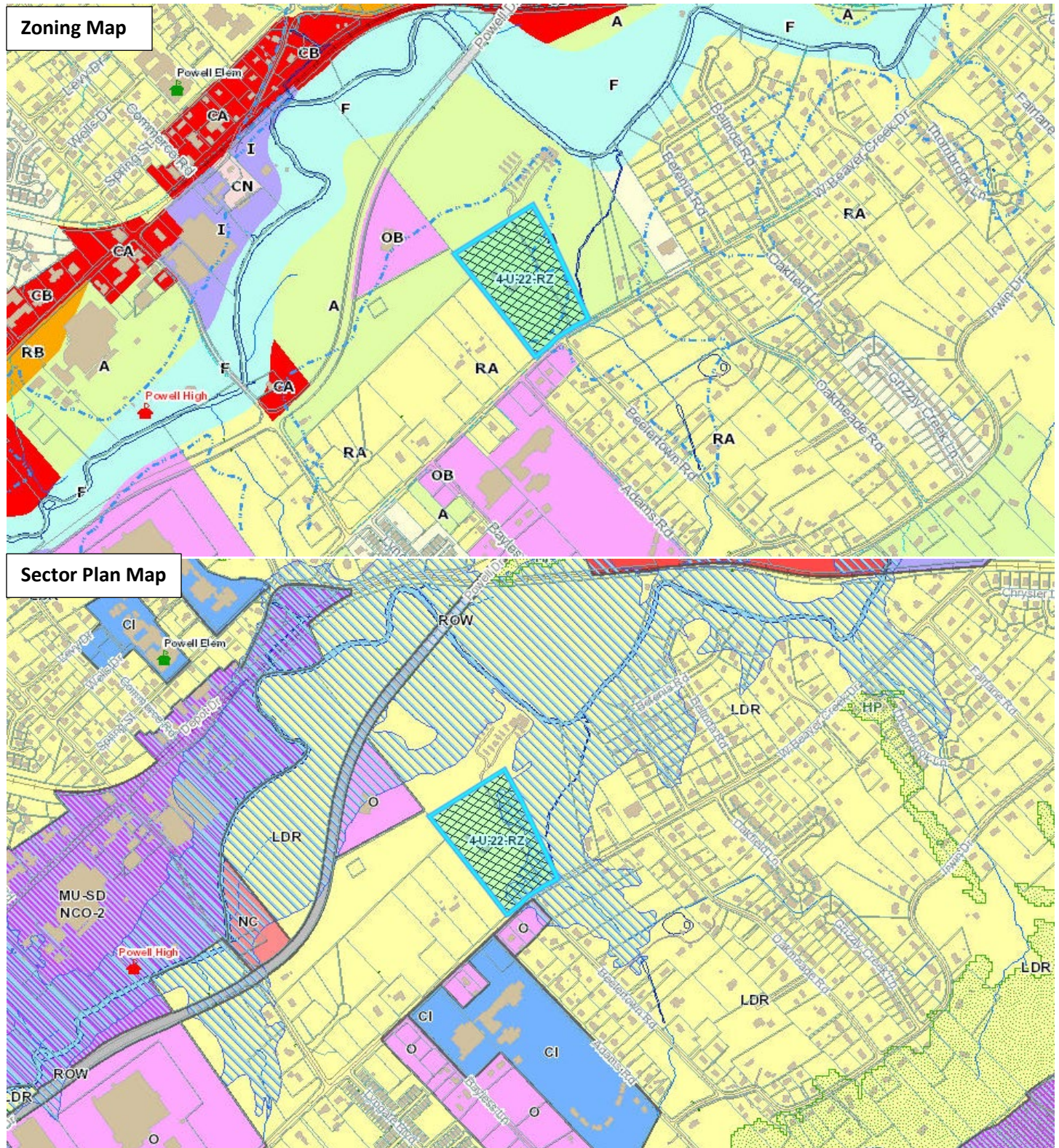
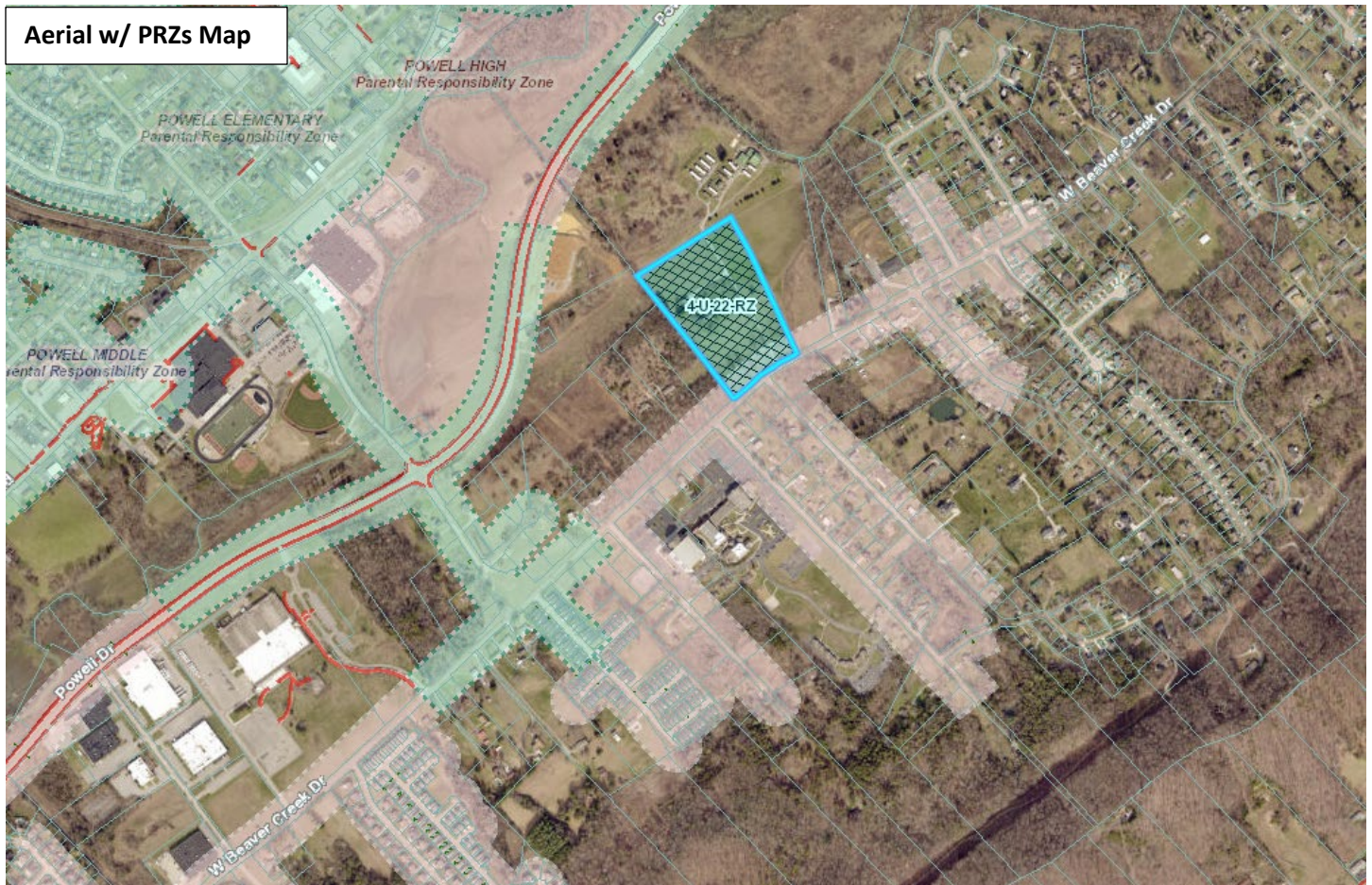


Exhibit A. 4-U-22-RZ Contextual Images





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

MATTHEW BALL

Applicant Name

Affiliation

2/28/22

Date Filed

4/14/22

Meeting Date (if applicable)

File Number(s)

4-11-22-RZ

CORRESPONDENCE

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

- ☒ Applicant ☐ Property Owner ☒ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

MATTHEW BALL

Name

Company

7701 WINDWOOD DR

Address

POWELL

City

TN

State

37849

ZIP

865-597-1057

Phone

matthewball24@gmail.com

Email

CURRENT PROPERTY INFO

ROGERS BEVERLY ANN TRUSTEE (LISA MUMFORD + MIKE MUMFORD)

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1331 W. BEAVER CREEK DR

Property Address

056 133 (part of)

Parcel ID

HUD

Sewer Provider

HUD

Water Provider

N

Septic (Y/N)

STAFF USE ONLY

North side of W. Beaver Creek Dr, north of Beelertown Rd

General Location

12.5 acres

Tract Size

☐ City ☒ County

7th
District

A (Agricultural)

Zoning District

Vacant land

Existing Land Use

North County

Planning Sector

LDR & SP

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

☐ Combine Parcels ☐ Divide Parcel

Unit / Phase Number

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☒ Zoning Change

Proposed Zoning

AG → PR 1-5 DU/AC

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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	Rezoning	Total
325	(\$1,225)	\$1,470
Fee 2	20% late fee (\$245)	
Fee 3		

MR

AUTHORIZATION

Matthew Ball

Applicant Signature

MATTHEW BALL

Please Print

2/28/22

Date

865-599-1057

Phone Number

mattball74@gmail.com

Email

Beverly Ann Rogers by Michael A. Monroe, Trustee

Property Owner Signature
Michael A. Monroe, Trustee

Beverly Ann Rogers by Lisa L. Monroe, Trustee

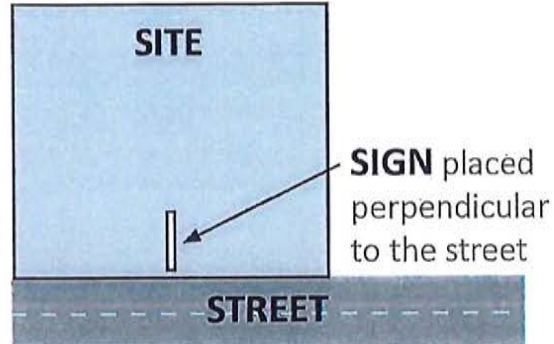
Please Print
Lisa L. Monroe, Trustee

02/28/22

Date 3/2/22

Sum

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:

March 30, 2022 and April 15, 2022
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Matthew Ball

Date: 3/2/22

File Number: 4-U-22-RZ



Sign posted by Staff



Sign posted by Applicant