

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.