

# REZONING REPORT

▶ **FILE #:** 5-L-22-RZ

**AGENDA ITEM #:** 16

**AGENDA DATE:** 5/12/2022

▶ **APPLICANT:** **B & B BUILDERS**  
OWNER(S): Larry Woodrow & Linda Sue Bayless

TAX ID NUMBER: 29 188.03 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 Beeler Rd.

▶ **LOCATION:** **East side of Beeler Road**

▶ **APPX. SIZE OF TRACT:** **27.59 acres**

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Beeler Road, a minor collector, with a pavement width of 19-ft within a right-of-way width of 60-ft.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Northeast Knox Utility District

WATERSHED: Beaver Creek

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

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

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

▶ **DENSITY PROPOSED:** **up to 4 du/ac**

EXTENSION OF ZONE: Yes - PR is adjacent.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential / PR (Planned Residential)

South: Single family residential, rural residential, agriculture/forestry/vacant / A (Agricultural)

East: Agriculture/forestry/vacant / PR (Planned Residential)

West: Agriculture/forestry/vacant, rural residential, single family residential / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area has been transitioning from agricultural to single family residential since the 1990s.

## STAFF RECOMMENDATION:

▶ **Approve PR (Planned Residential) zoning up to 3 du/ac because it is consistent with 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. This area began transitioning from agricultural to single family residential in the late 1990s and has continued developing as single family residential over the last 20 years.
2. In 2018 there were major improvements with the alignment of E. Emory Road and Beeler Road.
3. The average density of the surrounding neighborhoods are approximately 3 du/ac, however, the approved zoning density permits more.

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. This property has some notable site constraints with a TVA utility easement on the front portion of the property and appears to have a blue line stream on the rear southeastern side 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. This property is within the Planned Growth Area. The surrounding development is residential in character with zoning that consists of A (Agricultural), RA (Low Density Residential) and PR (Planned Residential). It is not anticipated that more PR will cause any adverse effects to surrounding properties.
2. If the requested 4 du/ac is approved, the development could produce a yield of 110 dwellings. Calculations do not take into consideration road infrastructure or stormwater facilities.
3. 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 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 Northeast County Sector Plan's LDR (Low Density Residential) designation supports up to 5 du/ac in the County's Planned Growth Areas.
2. The proposed amendment is not in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: 1135 (average daily vehicle trips)

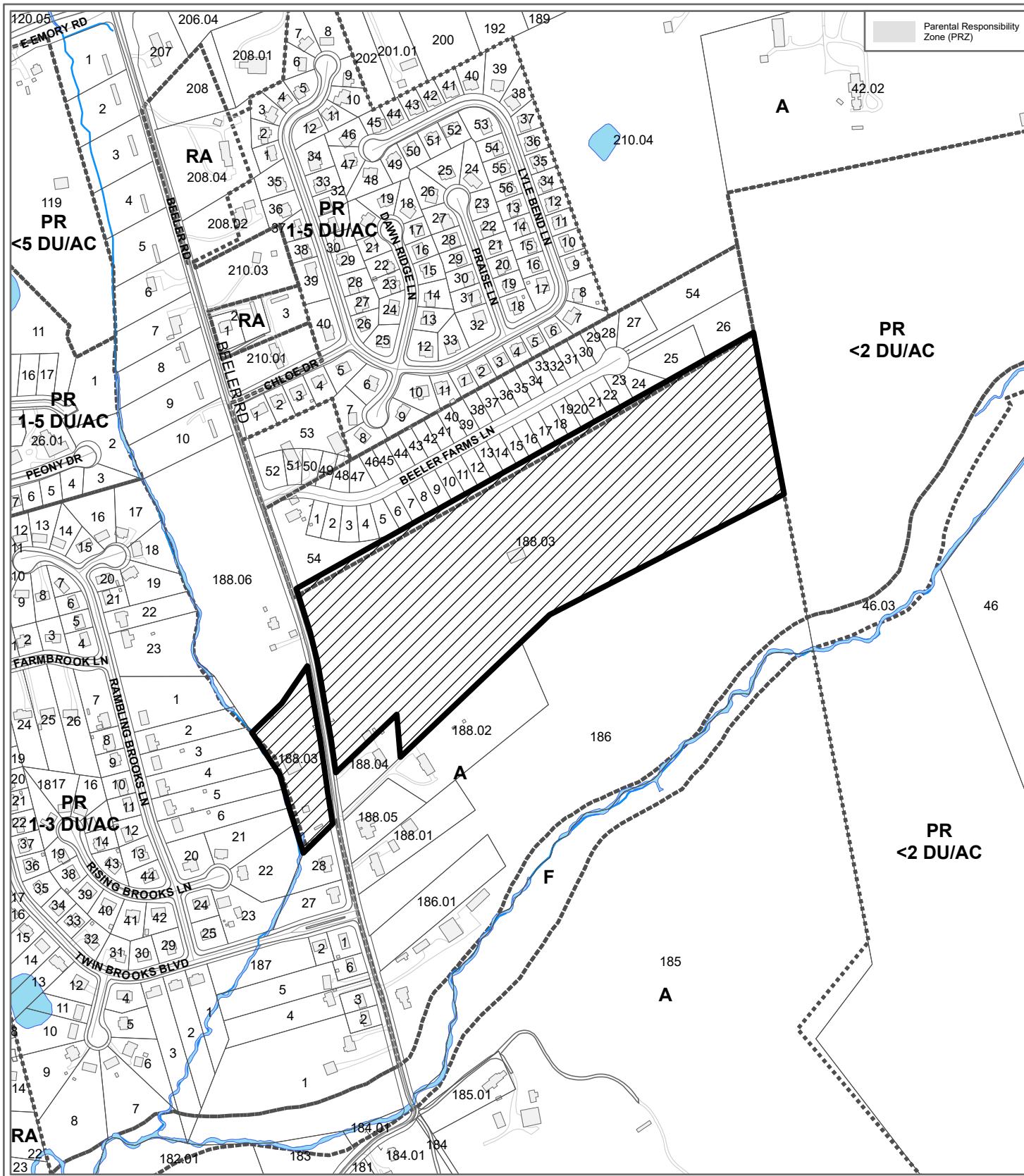
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 47 (public school children, grades K-12)

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

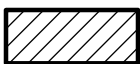
If approved, this item will be forwarded to Knox County Commission for action on 6/27/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



Parental Responsibility Zone (PRZ)

**5-L-22-RZ  
REZONING**

From: A (Agricultural)  
To: PR (Planned Residential)



Original Print Date: 4/18/2022      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: B & B Builders

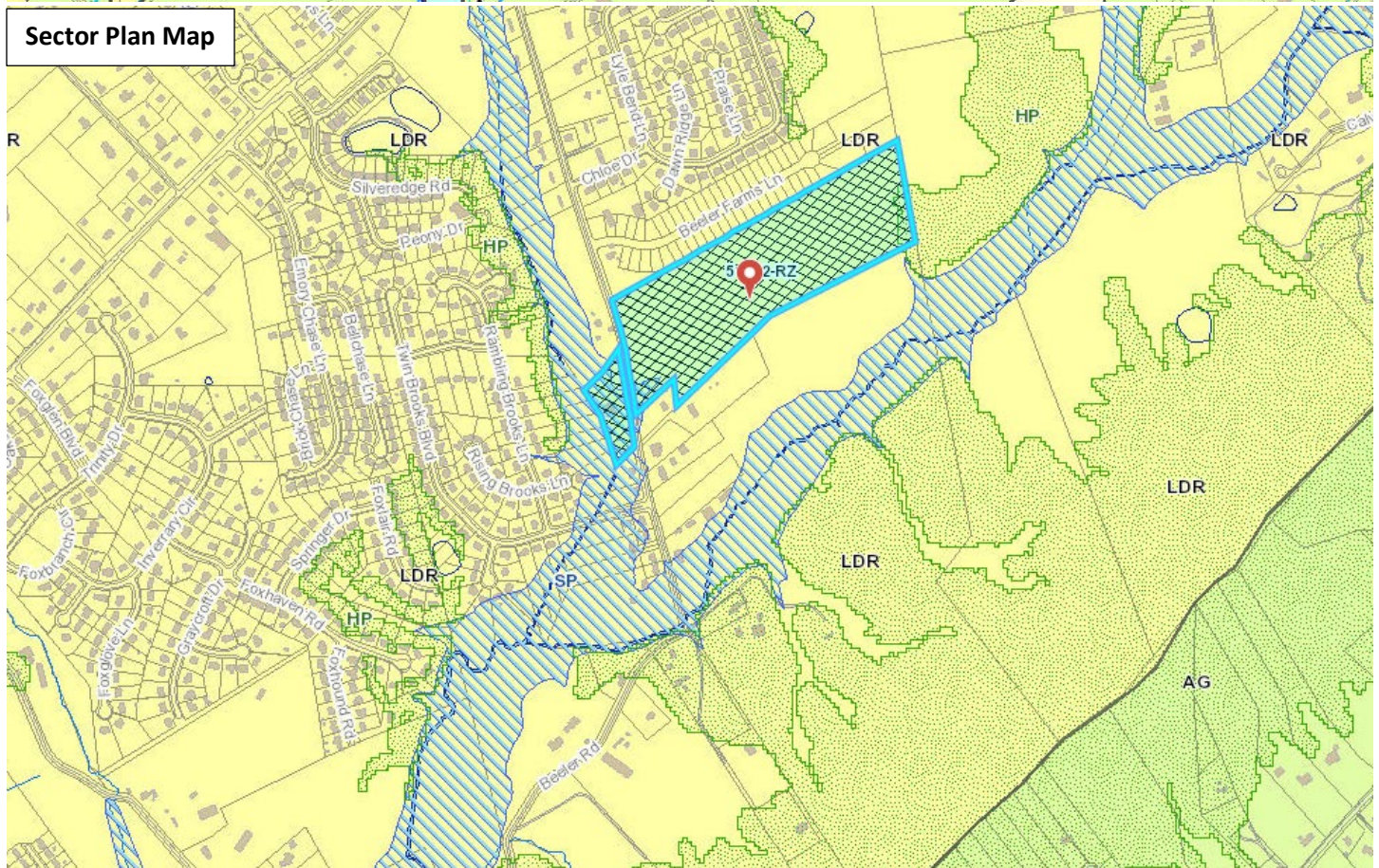
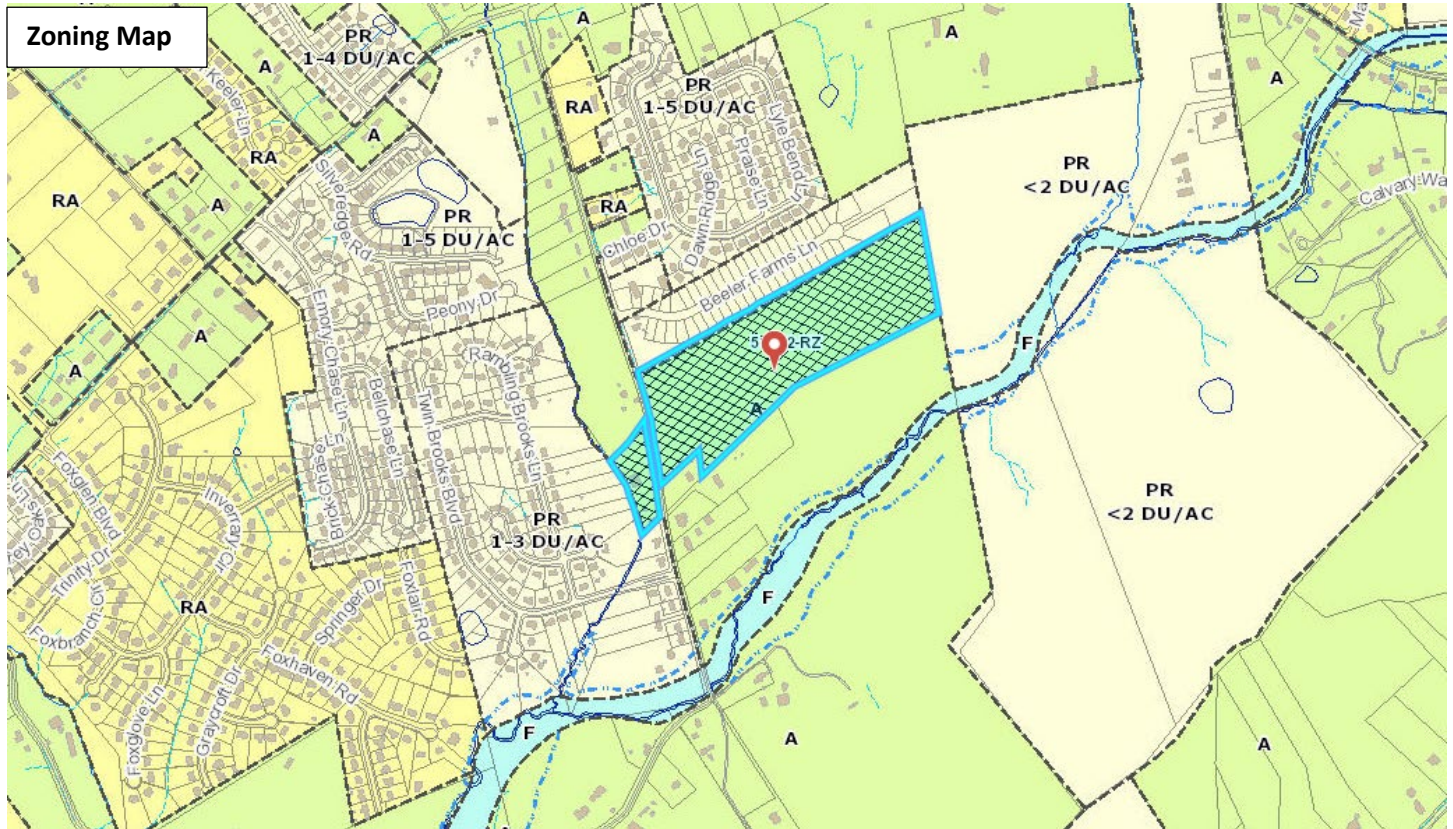
Map No: 29  
Jurisdiction: County

0 500  
Feet





# Exhibit A. 5-L-22-RZ Contextual Images



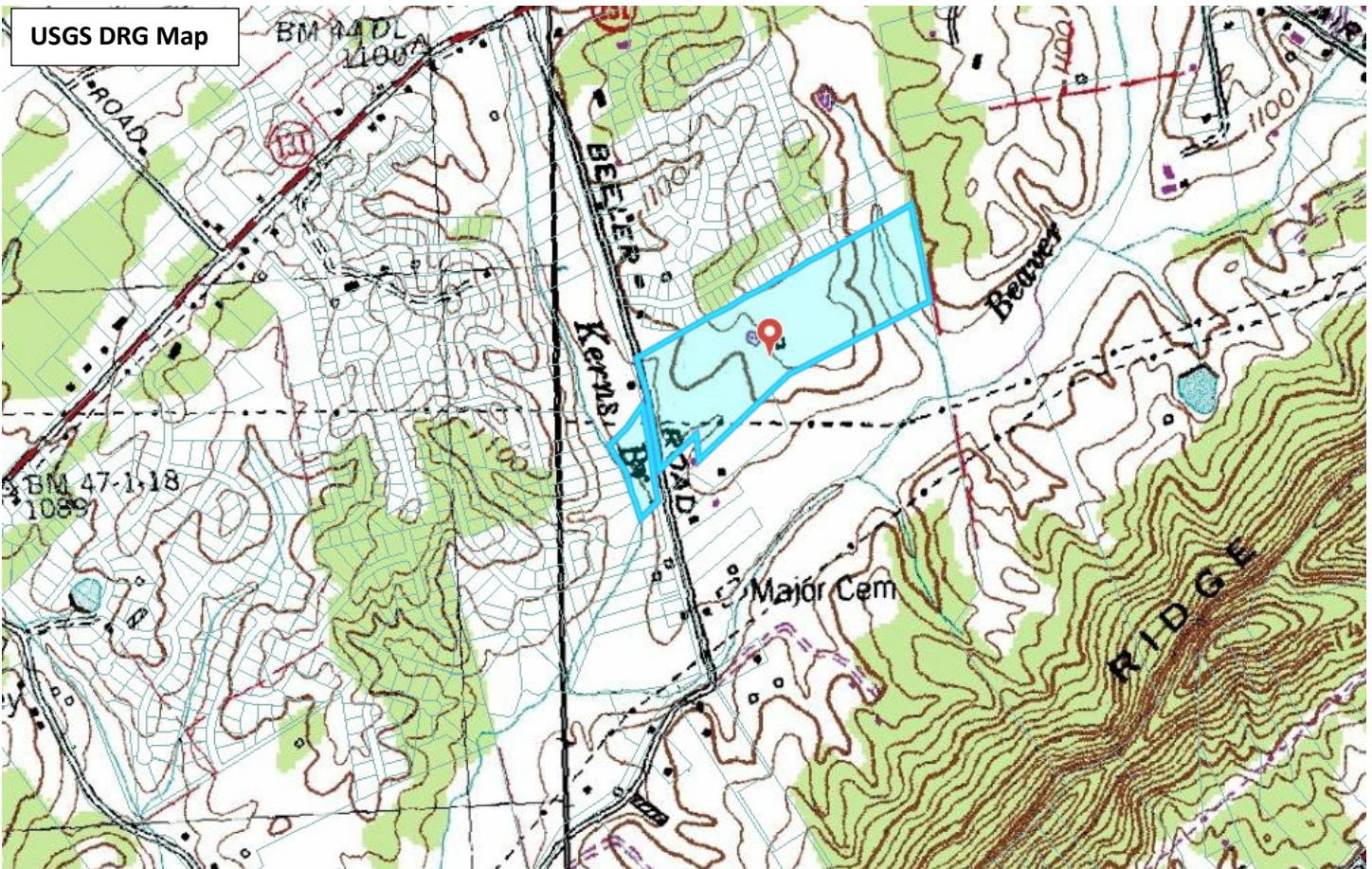


# Exhibit A. 5-L-22-RZ Contextual Images

Aerial Map w/ Major Road Plan



USGS DRG Map







# 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

B+B BUILDERS  
Applicant Name

Affiliation

3-28-22  
Date Filed

5/12/2022  
Meeting Date (if applicable)

File Number(s)  
**5-L-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

DAVID HARBIN  
Name

Batson Himes Norvell + Poe  
Company

4334 PAPERMILL DR  
Address

KNOXVILLE  
City

TN  
State

37909  
ZIP

865-588-6472  
Phone

harbin@bhn-p.com  
Email

### CURRENT PROPERTY INFO

Property Owner Name (if different)

160 DALTON PLACE WAY  
KNOXVILLE, TN 37912  
Property Owner Address

865-862-8318  
Property Owner Phone

0 BEELER RD  
Property Address

CUTMAP 29 PARCEL 188.03  
Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

East side of Beeler Road  
General Location

27.59 ac +/-  
Tract Size

City  County

8th  
District

A  
Zoning District

AgForVac  
Existing Land Use

Northeast County  
Planning Sector

LDR  
Sector Plan Land Use Classification

Planned  
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 \_\_\_\_\_

Unit / Phase Number \_\_\_\_\_

- Combine Parcels    Divide Parcel

Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

Related Rezoning File Number

### ZONING REQUEST

Zoning Change   PR@4 du/acre  
Proposed Zoning

Plan Amendment Change   \_\_\_\_\_  
Proposed Plan Designation(s)

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

Other (specify) \_\_\_\_\_

Pending Plat File Number

### 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		Total
0325	\$1,979.50	
Fee 2		\$1,979.50
Fee 3		
		payment by marc 3/29/2022

### AUTHORIZATION

  
Applicant Signature

DAVID Harbin  
Please Print

3-28-22  
Date

865-588-6472  
Phone Number

harbin@bhn-p.com  
Email

Property Owner Signature

Please Print

Date