

# REZONING REPORT

► **FILE #:** 2-I-25-RZ

**AGENDA ITEM #:** 16

**AGENDA DATE:** 2/13/2025

► **APPLICANT:** BENJAMIN C. MULLINS

OWNER(S): Timothy & Vanessa Addis

TAX ID NUMBER: 67 057

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 2520 W BEAVER CREEK DR

► **LOCATION:** Southeast side of W Beaver Creek Dr, northeast of Clinton Hwy

► **APPX. SIZE OF TRACT:** 2.98 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W Beaver Creek Drive, a major collector street with a pavement width of 20-ft within a right-of-way that varies from 40-45-ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

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

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

► **EXISTING LAND USE:** Rural Residential

► **DENSITY PROPOSED:** up to 12 du/ac

EXTENSION OF ZONE: Yes, it is an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agricultural)

South: Agriculture/forestry/vacant land - A (Agricultural)

East: Rural residential, single family residential, agriculture/forestry/vacant land - A (Agricultural), PR (Planned Residential) up to 12 du/ac

West: Rural residential - A (Agricultural), PR (Planned Residential) up to 12 du/ac

NEIGHBORHOOD CONTEXT: This area contains a mix of uses, with single-family residences and warehouses on large lots along West Beaver Creek Drive and smaller single family lots off of side streets. There is a manufactured home neighborhood and a townhouse neighborhood nearby. There is a commercial corridor along Clinton Highway to the southwest, and Powell High School is located to the northeast.

## STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone up to 12 du/ac because it is compatible with surrounding**

**zoning and consistent with the Comprehensive Plan, subject to 1 condition.**

1. No more than 14 building permits shall be issued before the completion of capital improvements planned at the intersection of W Beaver Creek Drive and Clinton Highway.

**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. The subject property is located on W Beaver Creek Drive, a minor collector street which is planned to be improved to the south where it intersects with Clinton Highway (see Exhibit B). Right-of-way is being acquired by Knox County, and construction is estimated to begin in late 2025. The County is partnering with the TN Department of Transportation (TDOT) to install a traffic signal and make roadway alignment changes to greatly increase safety at this location. Clinton Highway is a 4-lane principal arterial street with a posted speed limit of 50 mph and a traffic volume of over 26,000 vehicles per day. A traffic signal will allow for much safer turning movements to and from W Beaver Creek Drive onto Clinton Highway. W Beaver Creek Drive is also being shifted to the west in order to improve sight distance, as Clinton Highway curves south near this intersection.
2. Improvements were recently completed to the northeast on W Beaver Creek Drive with a roundabout installation and alignment at its intersection with Brickyard Road and Lyngate Boulevard. This provides safer and more efficient access to Powell Drive to the northwest, which is a major arterial street constructed by TDOT in 2015.
3. These significant changes to the roadway infrastructure increase capacity for residential development in the area and support consideration of the proposed rezoning to the PR (Planned Residential) zone. The requested density of 12 du/ac, with a maximum of 35 units on this lot, could be feasible after the improvements at Clinton Highway are complete.

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

1. The PR zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential development may be clustered in the optimal areas of a property, away from more environmentally sensitive areas. The PR zone also emphasizes compatibility with surrounding or adjacent zones.
2. The subject property includes forested steep slopes in the rear and a blue line stream running south to north. These conditions align with the intent of the PR zone, and it enables development that preserves the stream and slopes.
3. A zoning of PR up to 12 du/ac is also compatible with surrounding zones. The lots on either side of the subject parcel have the same zoning and density as what is being requested. All three lots are owned by the same developer, and a rezoning of the three parcels together is recommended so that unified development can more easily be executed, with density transferred to the most developable areas. The OB (Office, Medical and Related Services), CA (General Business), and CB (Business and Manufacturing) zones are also nearby and allow residential development at 12 du/ac as a permitted use.

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. The recommended rezoning of PR up to 12 du/ac with Condition #1 regarding the completion of nearby capital improvements is intended to mitigate potential traffic impacts to the area. The maximum number of building permits that can be issued before the intersection alignment project with Clinton Highway is consistent with a maximum density of 5 du/ac. After the capital project is complete, a higher density of development to 12 du/ac can be accommodated. The subject property is a short distance from two major arterial streets, which have ample traffic capacity.

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

1. The PR zone up to 12 du/ac is a partially related zone within the TN (Traditional Neighborhood) place type for this property. Per Appendix H of the Comprehensive Plan, partially related zones must meet additional criteria to be approved. This property meets the criterion that the zoning district be consistent with primary and secondary uses of the TN place type, which include single-family, attached, and multi-family dwellings.
2. The rezoning, with the noted condition, is consistent with Comprehensive Plan's Implementation Policy 9 to coordinate infrastructure improvements with development. It also supports Policy 6 to promote attainable housing that meets the needs of current and future residents. PR zoning up to 12 du/ac provides for a range of housing forms to meet local demand.

3. The rezoning is aligned with the property's location in the Planned Growth Area of the Growth Policy plan.

ESTIMATED TRAFFIC IMPACT: 371 (average daily vehicle trips)

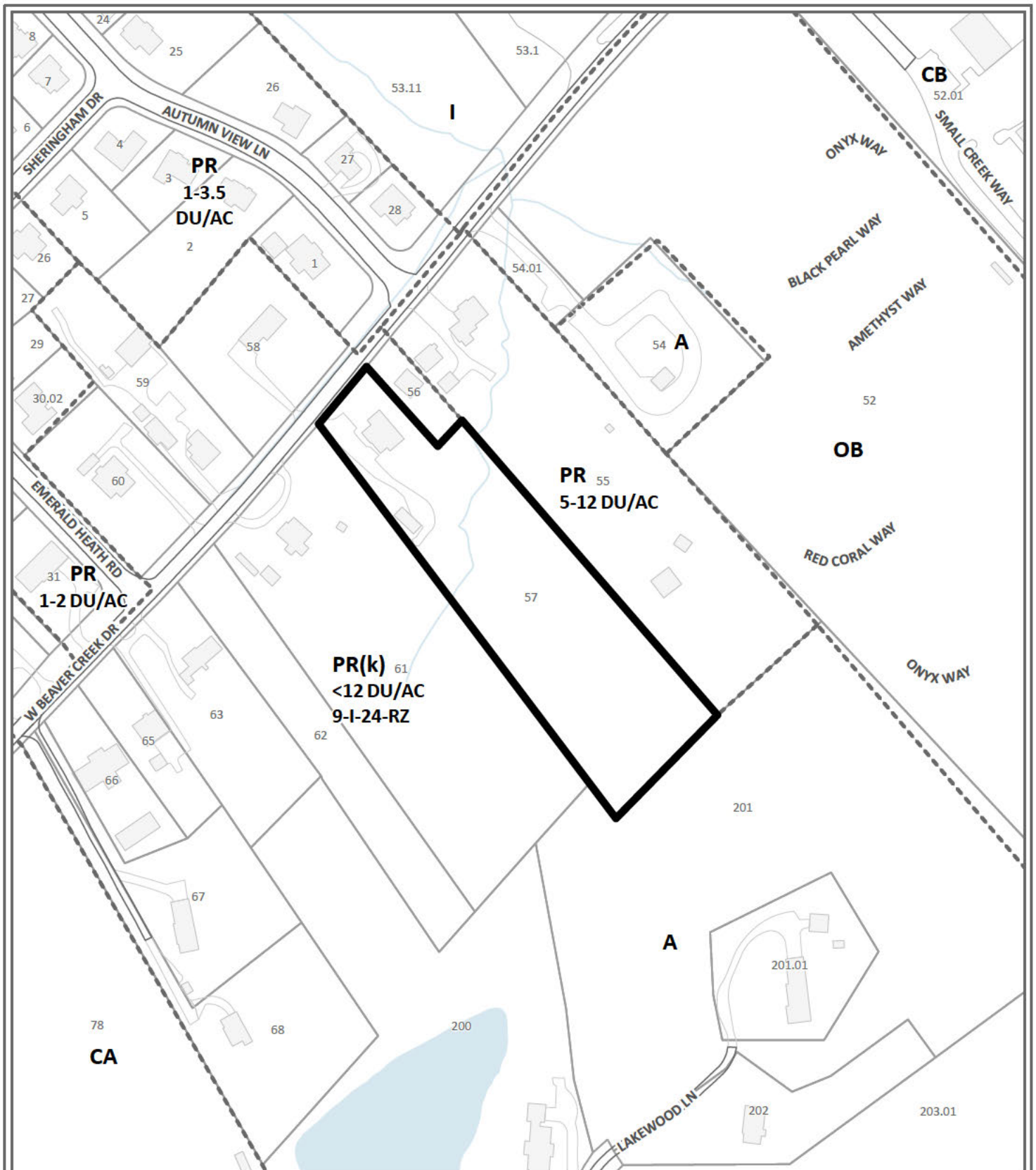
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (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 3/24/2025. 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.



## REZONING

2-I-25-RZ



**From:** A (Agricultural)

**To:** PR (Planned Residential) 12 du/ac

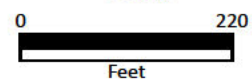
**Original Print Date:** 1/3/2025

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Petitioner:** Benjamin C. Mullins

**Map No:** 67

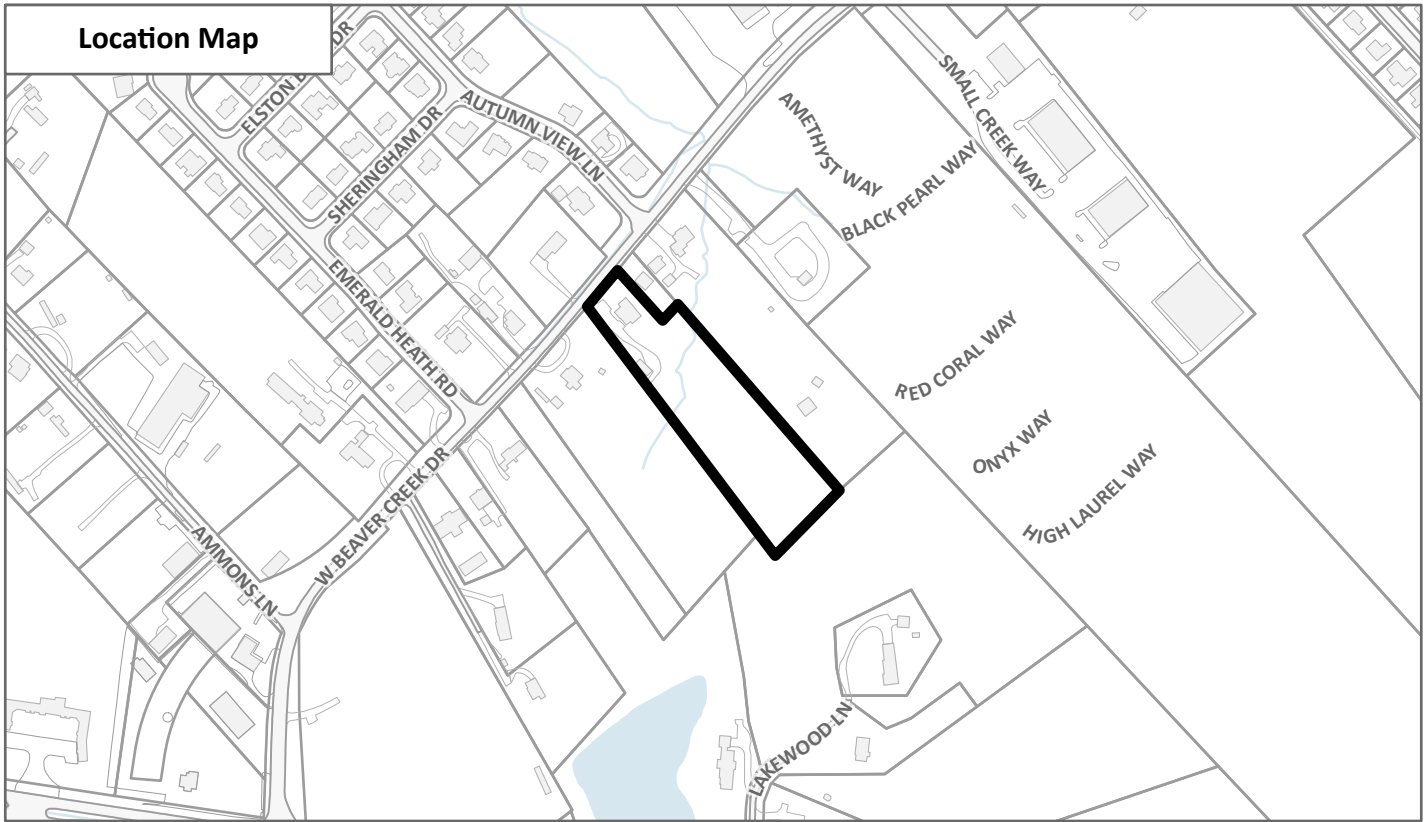
**Jurisdiction:** County





## Exhibit A. Contextual Images

Location Map



Aerial Map

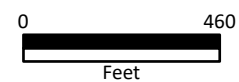


CONTEXTUAL MAPS 1

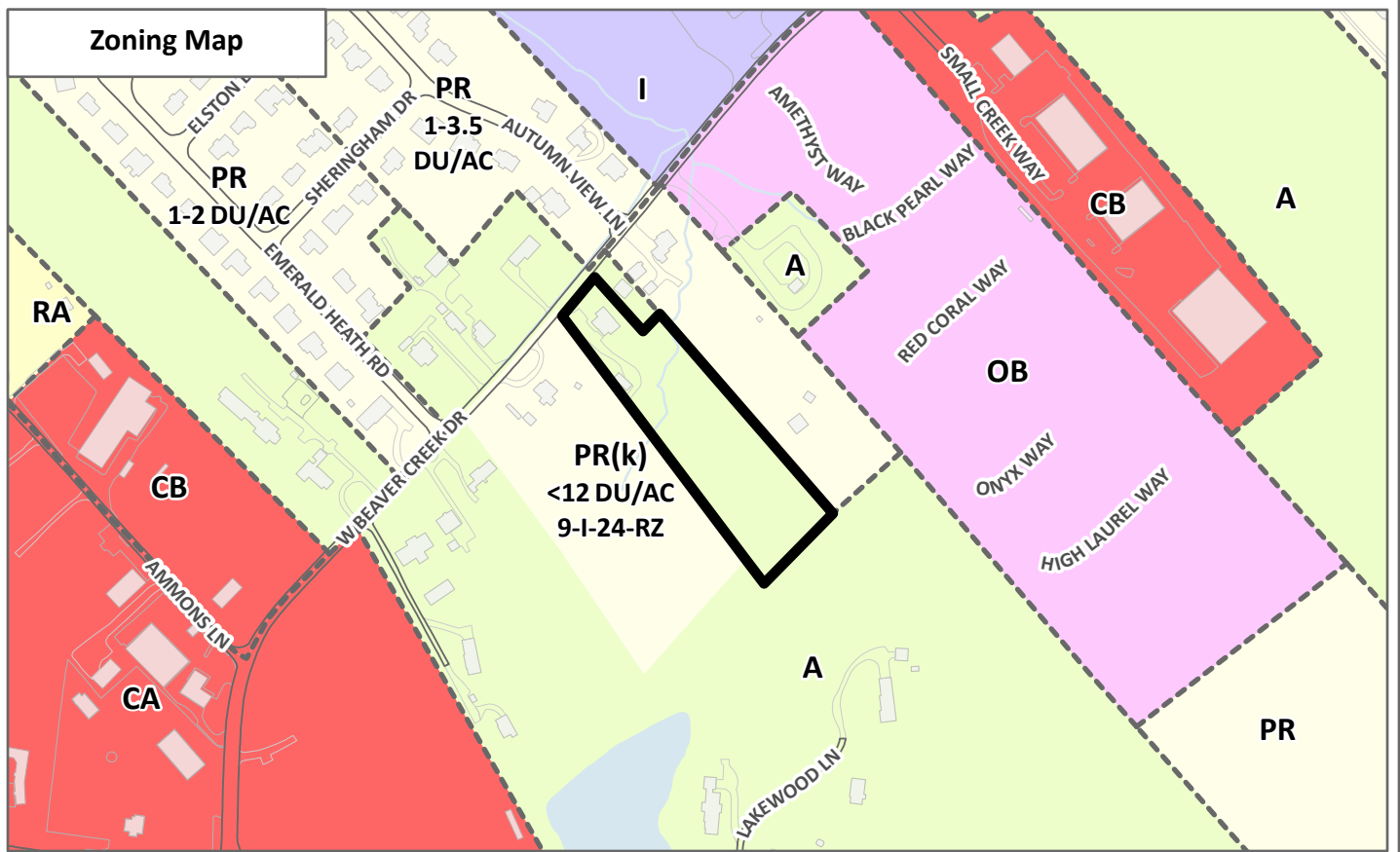
2-I-25-RZ



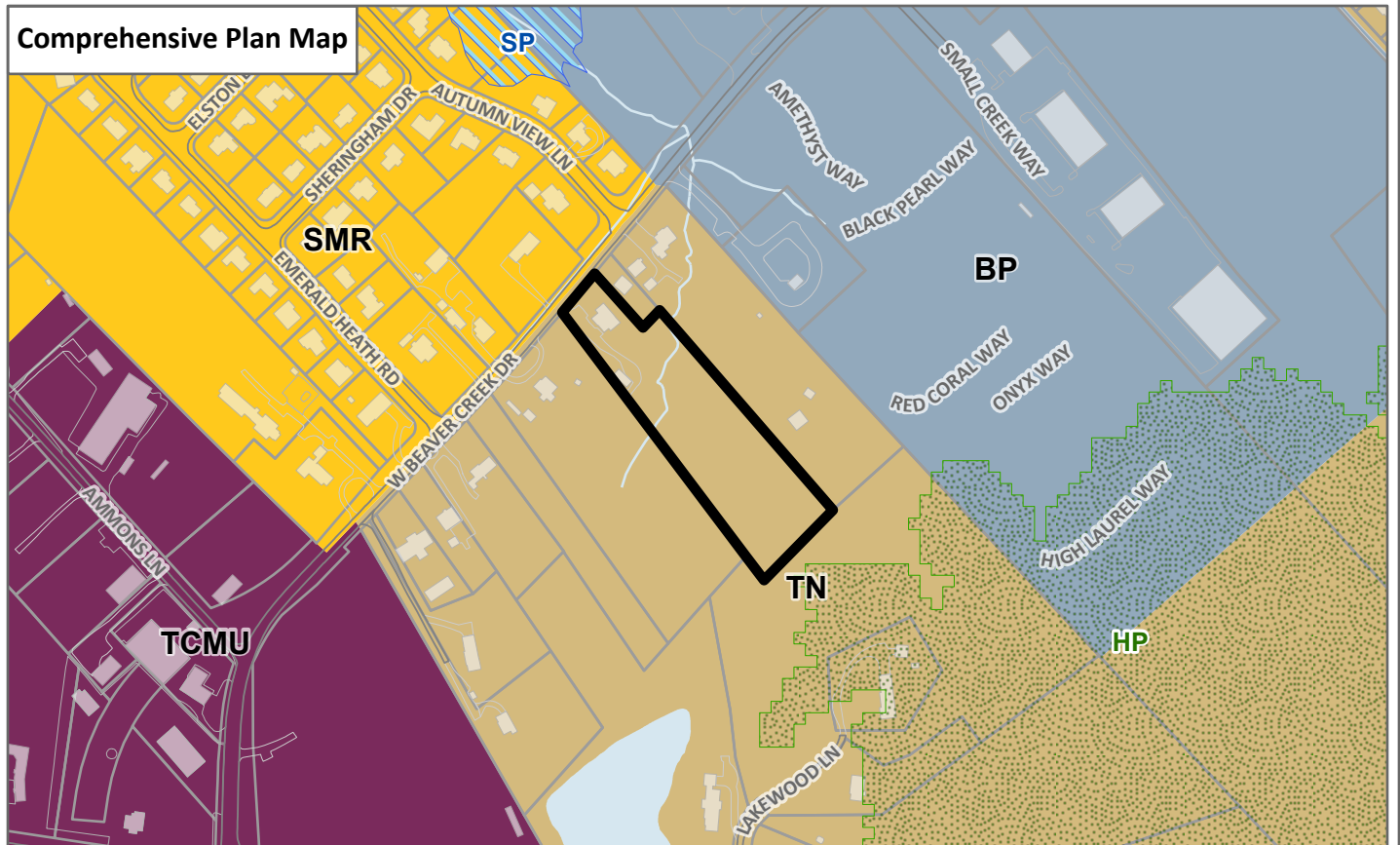
Case boundary



# Zoning Map



# Comprehensive Plan Map

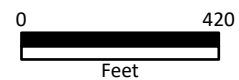


## CONTEXTUAL MAPS 2

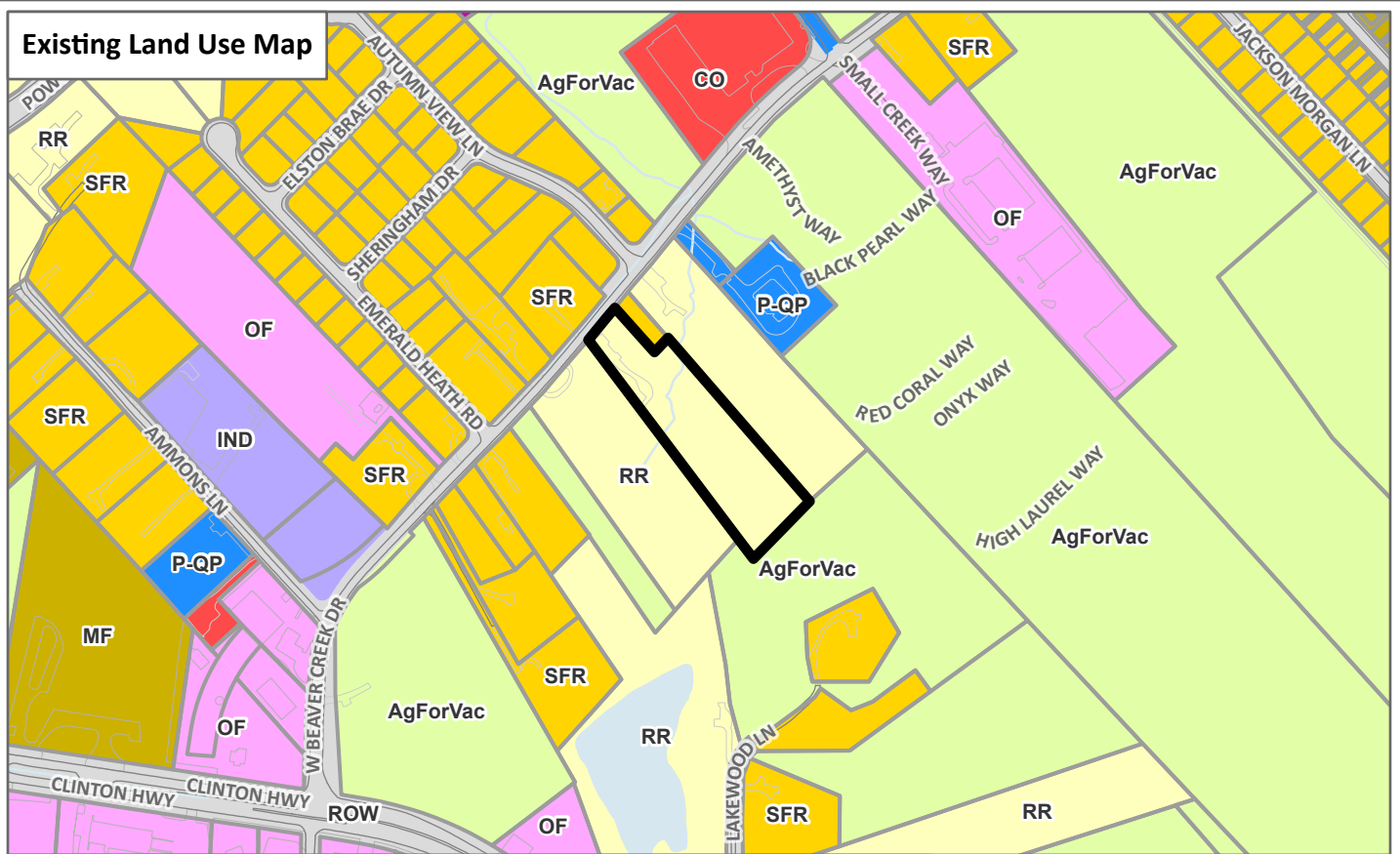
2-I-25-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

2-I-25-RZ

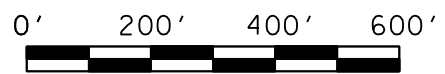


Case boundary





TYPE	YEAR	COUNTY	FIGURE NO.
HSIP	2014	KNOX	1



## ROAD SAFETY AUDIT REPORT

SR 9 AND WEST BEAVER CREEK DRIVE  
 L.M. 2.28  
 KNOX COUNTY



STATE OF TENNESSEE  
 DEPARTMENT OF TRANSPORTATION  
 STRATEGIC TRANSPORTATION  
 INVESTMENTS DIVISION  
 SR 9 AND  
 WEST BEAVER  
 CREEK DRIVE  
 L.M. 2.28  
 (FIGURE NO. 1)

Exhibit B: Capital Improvements at Clinton Hwy & W Beaver Creek Dr

1/24/2017 10:55:34 AM  
 \\FILESERVER\m...as...v\PROJECTS\2014\032 ITDOT RSR Knox Cty - SR-9 IS of W Beaver Creek Dr\FIGURES\Signal-Sheet 000.dgn





# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ PA  
☒ Rezoning

Benjamin C. Mullins

Attorney for Option Holder

Applicant Name

Affiliation

12-30-2024

02-13-2025

File Number(s)

Date Filed

Meeting Date (if applicable)

2-I-25-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

Benjamin C. Mullins

Frantz, McConnel &amp; Seymour, LLP

Name

Company

550 West Main St. Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

Phone

Email

## CURRENT PROPERTY INFO

Timothy &amp; Vanessa Addis

2520 W Beaver Creek

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2520 W Beaver Creek Drive

067057

Property Address

Parcel ID

Hallsdale-Powell Utility District

Hallsdale-Powell Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

## COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

**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  
Proposed Zoning \_\_\_\_\_

☐ Plan Amendment Change

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

12

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  
☐ Amendment Request (*Comprehensive Plan*)

**ADDITIONAL REQUIREMENTS**

- ☐ Use on Review / Special Use (*Concept Plan*)  
☐ Traffic Impact Study  
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

Fee 3

**AUTHORIZATION**

**By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.**

Applicant Signature

Benjamin C. Mullins

Print Name / Affiliation

Date

865-546-9321

Phone Number

Email

Signed by:

Timothy &amp; Vanessa Addis

Timothy &amp; Vanessa Addis

Property Owner Signature

Please Print

Date Paid

12-30-24





# Public Notice and Community Engagement

## Sign Posting and Removal

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.

**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.

## Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

### Acknowledgement

*By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

**February 1, 2025**

**February 15, 2025**

Date to be Posted

Date to be Removed

**Have you engaged the  
surrounding property owners  
to discuss your request?**

☐ Yes ☐ No

☒ No, but I plan to prior to the  
Planning Commission meeting

Applicant Signature

**Benjamin C. Mullins**

Applicant Name

**12-30-2024**

Date

FILE NUMBER