REZONING REPORT

FILE #: 11-E-26-RZ **AGENDA ITEM #: 28**

AGENDA DATE: 11/12/2026

APPLICANT:	**NOAH HUDSON**
OWNER(S):	Elizabeth Desiree
TAX ID NUMBER:	56 130 (PARTIAL) **View map on KGIS**
JURISDICTION:	County Commission District 7
STREET ADDRESS:	1307 W BEAVER CREEK DR
LOCATION:	**North side of W Beaver Creek Dr, west of Oakmeade Rd**
APPX. SIZE OF TRACT:	**0.9 acres**
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via W Beaver Creek Drive, a major collector with 20 ft of pavement width within a right-of-way width that varies from 47-49 ft.
UTILITIES:	Water Source: Hallsdale-Powell Utility District
	Sewer Source: Hallsdale-Powell Utility District
FIRE DISTRICT:	Rural Metro Fire
WATERSHED:	Beaver Creek
CURRENT ZONING:	**A (Agricultural)**
REQUESTED ZONING:	**RA (Low Density Residential)**
EXISTING LAND USE:	**Single Family Residential**
EXTENSION OF ZONING:	Yes, it is an extension.
HISTORY OF ZONING:	None noted.
SURROUNDING LAND USE AND ZONING:	North: Single family residential, rural residential - RA (Low Density Residential), A (Agricultural)
	South: Single family residential - RA (Low Density Residential)
	East: Rural residential - PR (Planned Residential) up to 4 du/ac
	West: Single family residential, rural residential - RA (Low Density Residential), A (Agricultural)
NEIGHBORHOOD CONTEXT:	The subject property is in an area that features single family houses on large and medium lots. Office, private educational, and religious uses are interspersed along West Beaver Creek Drive. Powell High School is approximately a half-mile to the west, and the Collier Nature Preserve and Powell Public Library are 0.52 miles to the northeast.

STAFF RECOMMENDATION:

Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 16.30.01, 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 COUNTY GENERALLY:
1. In 2025, the adjacent property and the remainder of the subject lot not included in this request was rezoned from A (Agricultural) to RA (Low Density Residential) (4-I-25-RZ).
2. A roundabout was constructed a half-mile to the southwest of the subject property at the intersection of W Beaver Creek Drive, Brickyard Road, and Lyngate Boulevard. This road improvement facilitates safer direct access to Powell Drive, a major arterial street to the north.
3. Recent development along W Beaver Creek Drive includes the current construction of the Villas at Rogers Farm, a 60-lot attached single-family subdivision at 535 feet to the southwest. The Barber Lane Estates, 30-lot single-family detached subdivision, was also completed in 2020 0.61 miles to the northeast.
4. These changes in infrastructure, development, and zoning conditions in the area support consideration of the requested rezoning to RA.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The RA zone is intended for residential areas with low population densities. The RA zone would allow for this property to be subdivided into three parcels by right, which aligns with the existing residential character of the area as RA is the predominant zone.
2. The subject property is 0.9 acres, which does not conform with the 1-acre minimum lot size for the property's current A zone. This RA rezoning would resolve that nonconformity.
3. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The RA zone allows residential and limited civic uses and is consistent with the surrounding development.

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. The RA zone is considered a low-density residential zone and is not anticipated to negatively impact the surrounding area.

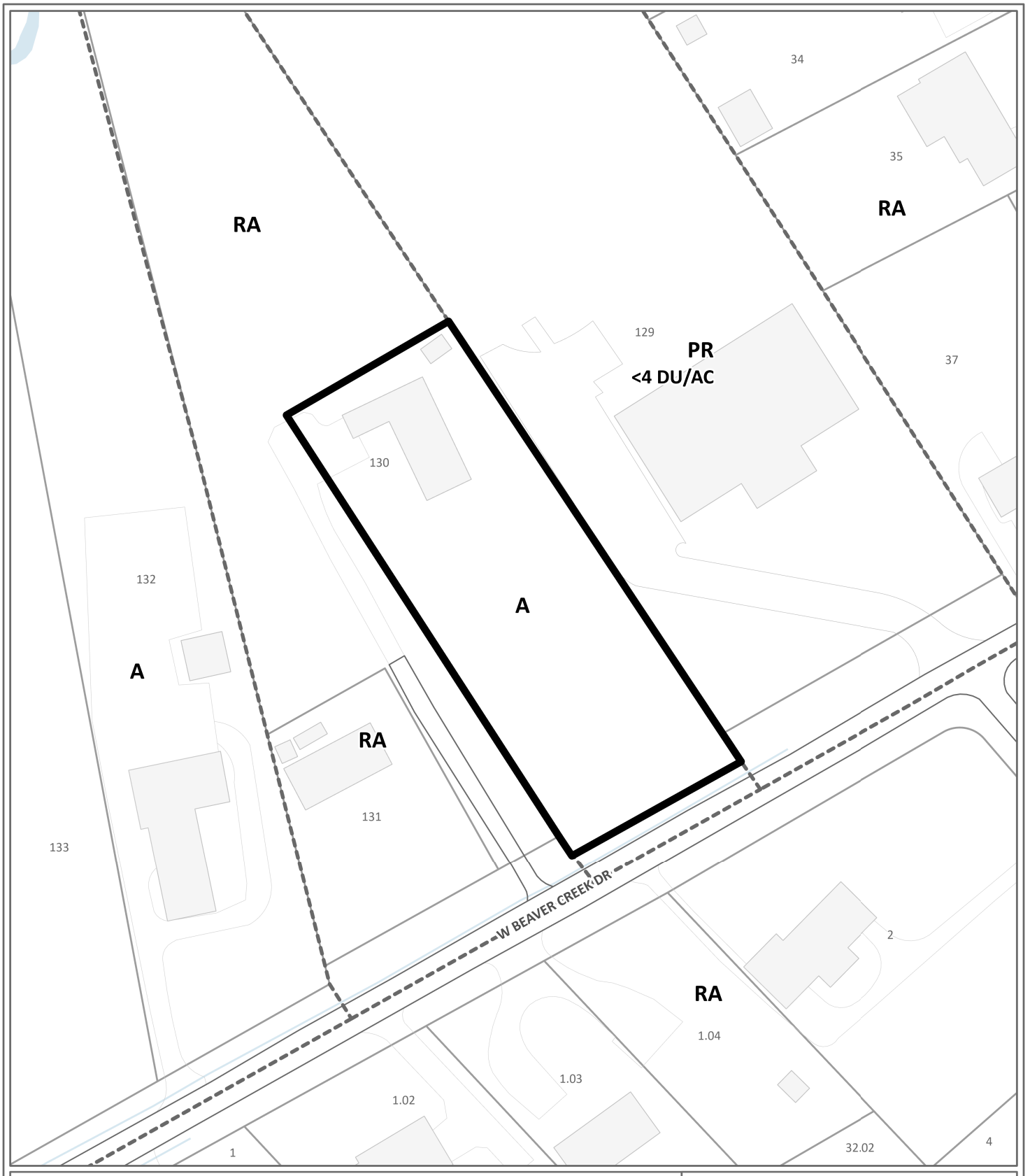
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The proposed RA zone is directly related to the subject property’s SR (Suburban Residential) designation in the Knox County Comprehensive Plan. This request brings the subject property’s zoning into compliance with the Comprehensive Plan, as the current A zone is not one which can be considered under the SR place type. The SR place type is intended for areas comprised of single-family residences on lots ranging in size and form.
2. The recommended rezoning aligns with the Comprehensive Plan’s Implementation Policy 2, to ensure that new development is sensitive to existing community character. The lot sizes and allowable uses in the RA zone are consistent with the surrounding area.
3. The subject property is located within the Planned Growth Area of the Growth Policy Plan, which is aligned with the proposed rezoning as it encourages a wide range of housing choices and a reasonably compact pattern of development.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knox County Commission for action on 12/14/2026. 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 **11-E-26-RZ**

Petitioner: Noah Hudson

From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 56

Jurisdiction: County

0 90

Feet

N

Original Print Date: 10/7/2026

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

Exhibit A. Contextual Images



AERIAL MAP

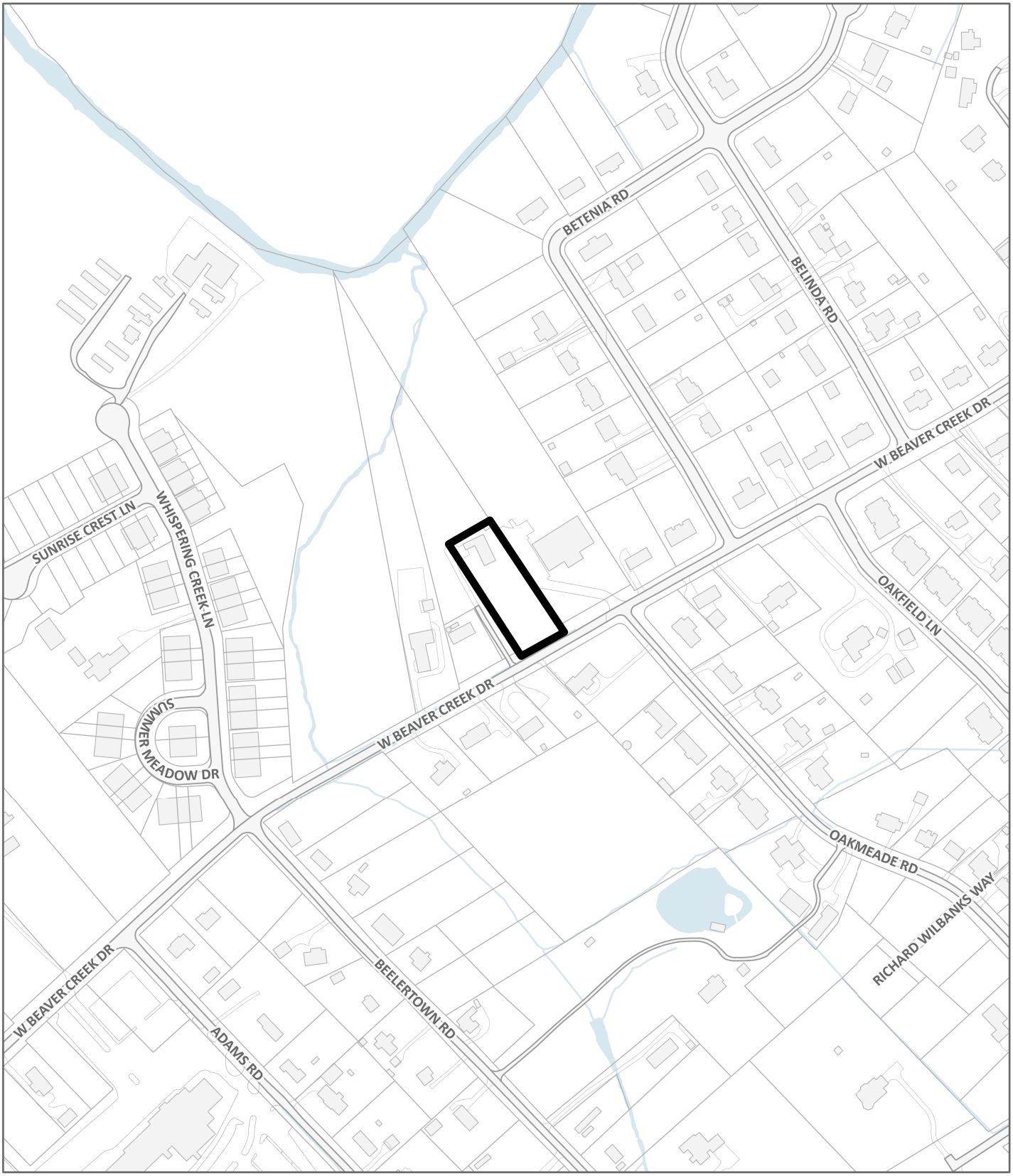
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



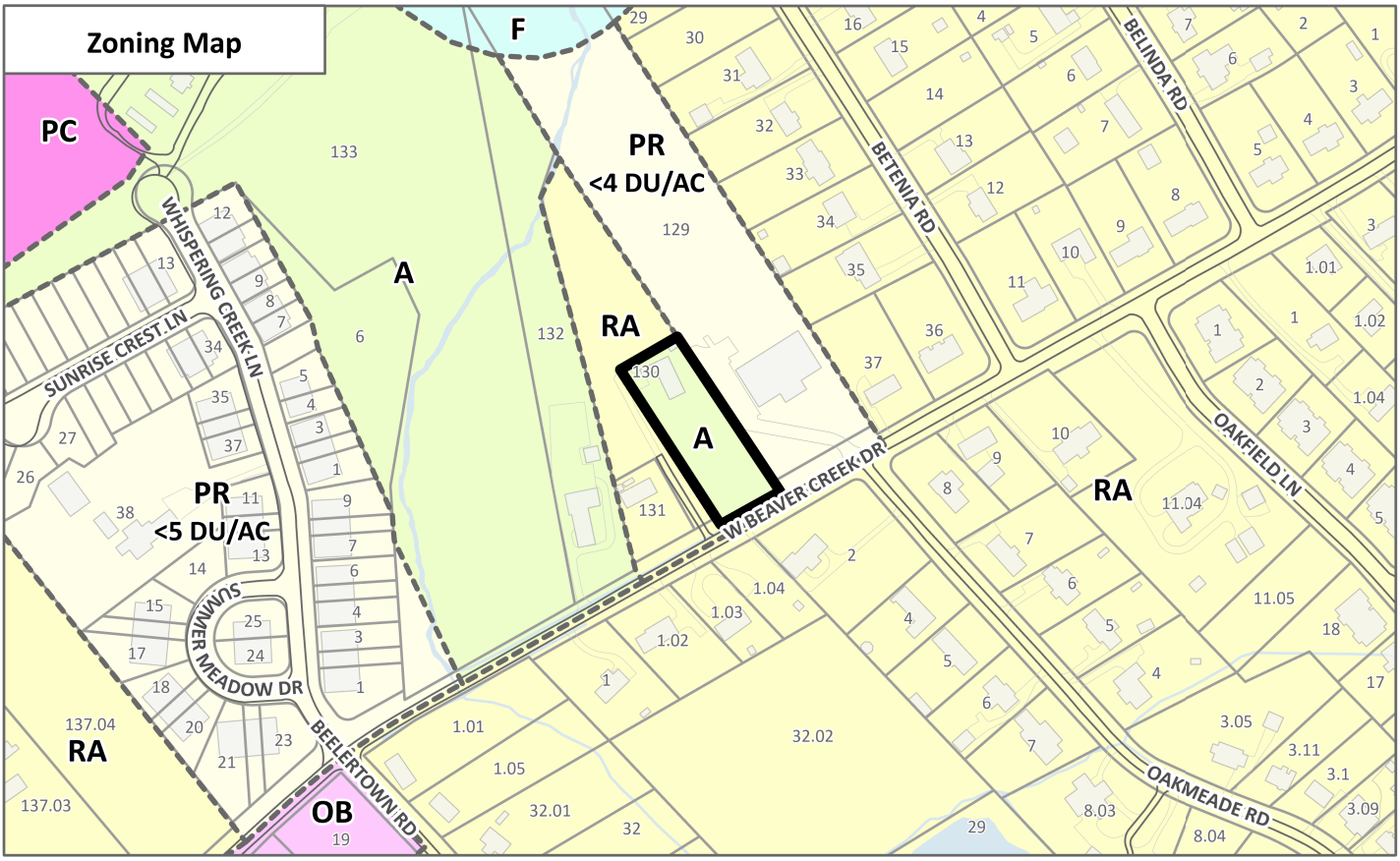
LOCATION MAP **11-E-26-RZ**

Case boundary

0 360

Feet

N



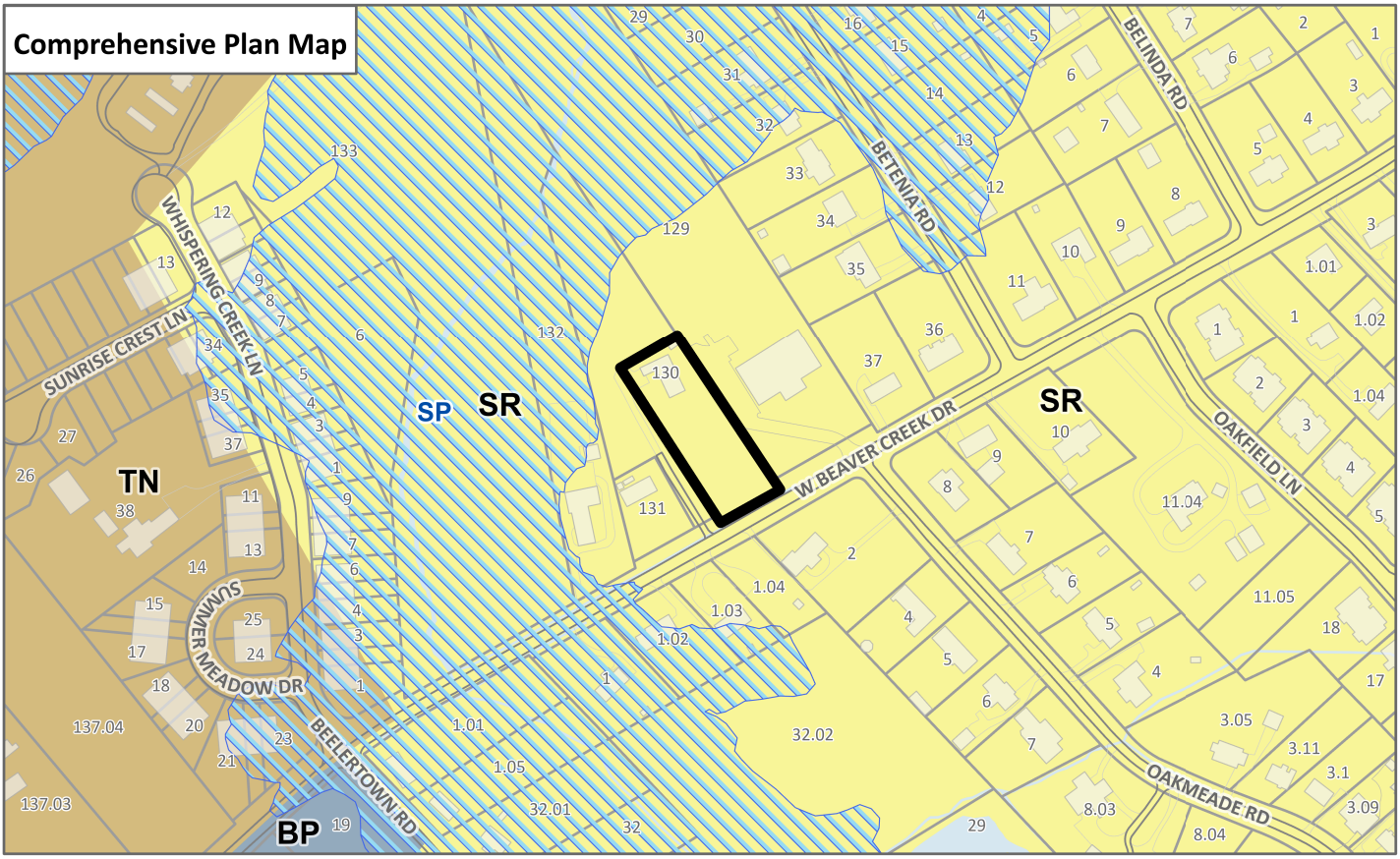


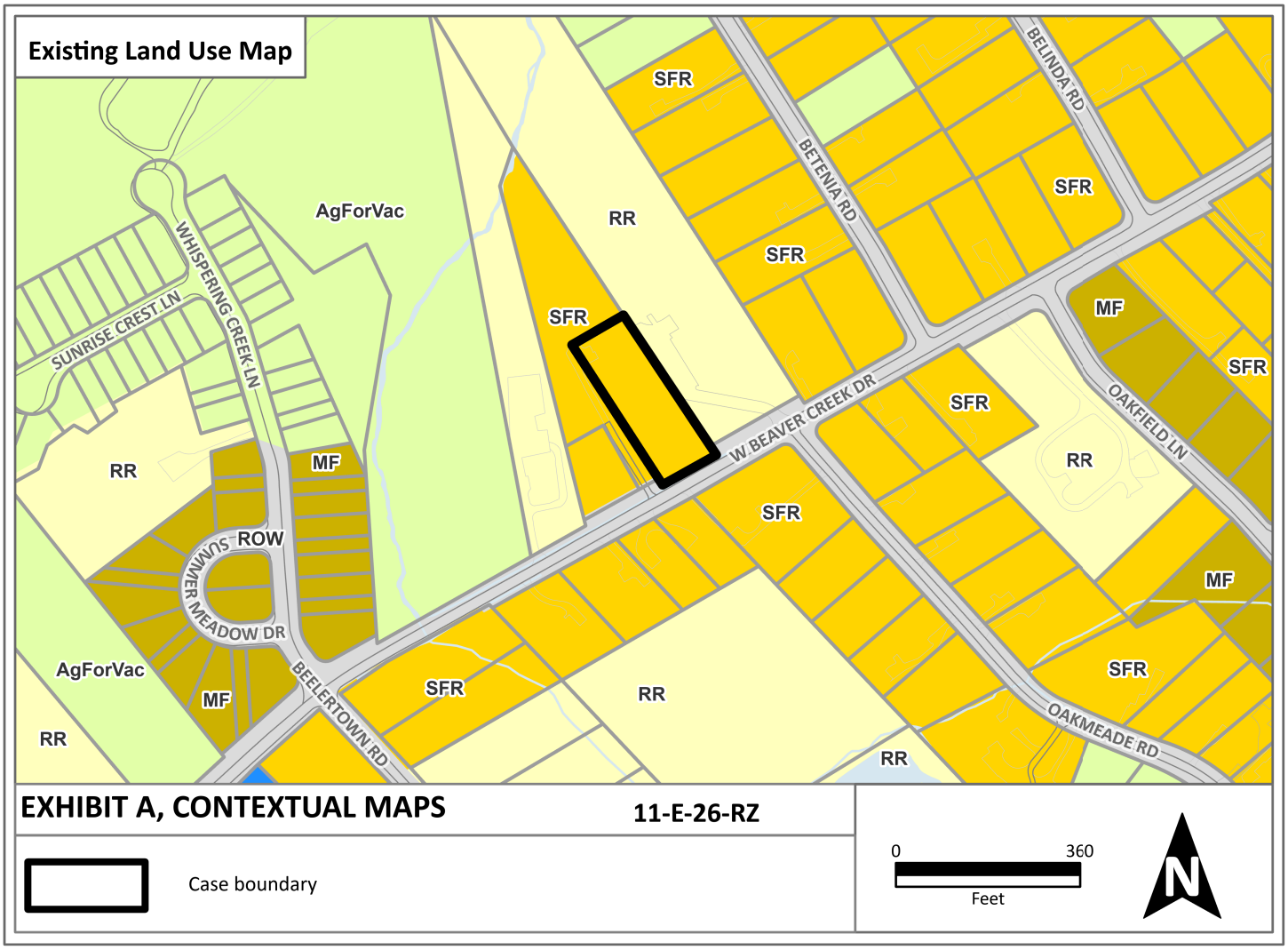
EXHIBIT A, CONTEXTUAL MAPS **11-E-26-RZ**

Case boundary

0 360

Feet

N


Existing Land Use Map
SFR
BELINDA RD
BETENIA RD
AgForVac
RR
SFR
SFR
SFR
MF
SFR
SUNRISE CREST LN
WHISPERING CREEK LN
W BEAVER CREEK DR
OAKFIELD LN
SFR
RR
MF
RR
SUMMER MEADOW DR
ROW
SFR
MF
AgForVac
BEELERTOWN RD
SFR
RR
SFR
OAKMEADE RD
MF
RR
RR
EXHIBIT A, CONTEXTUAL MAPS
11-E-26-RZ
Case boundary
0
360
Feet
N

Public Notice and 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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

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.

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.*

10/31/26
Date to be Posted

11/13/26
Date to be Removed

D. Elizabeth
Applicant Signature

Desiree Elizabeth
Applicant Name

Sept 6, 26
Date

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

☐ Yes ☐ No

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