

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 10-C-21-UR **Related File Number:** 10-SA-21-C
Application Filed: 8/31/2021 **Date of Revision:**
Applicant: RON HODGE / HODGE CONSTRUCTION, LLC

PROPERTY INFORMATION

General Location: South side of E. Beaver Creek Drive, west of Mountain Mist lane
Other Parcel Info.:
Tax ID Number: 47 192 **Jurisdiction:** County
Size of Tract: 3.5 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: RR (Rural Residential)
Surrounding Land Use:
Proposed Use: Residential subdivision and duplexes **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 634 E. E. Beaver Creek Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the request for up to 8 duplex structures (16 dwelling units) on individual lots, subject to 1 condition.

Staff Recomm. (Full):

1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RA (Low Density Residential) district and the criteria for approval of a use on review.

Comments:

The proposed duplexes are two stories tall and feature a recessed entry with a covered stoop and a hipped roof with gables that face the front of the structure. Off-street parking will be provided on the driveway.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The North County Sector Plan recommends LDR (Low Density Residential) uses for this site with a maximum of 5 du/ac. The proposed subdivision has a density of 4.57 du/ac.

B. Approximately 0.2 acres of the 3.5-acre site is located in the HP (Hillside Protection) area, in the southwestern portion of the property. It is unknown how much of this area will need to be disturbed for the road turnaround but the remainder of the HP area is located in a common area.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The RA (Low Density Residential) zone is intended to provide for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.

B. The proposed development will have duplexes on individual lots, which requires a minimum lot size of 12,000 sqft if served by public water and sewer. All of the proposed lots meet this minimum lot area for a duplex and will be served by public utilities.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The surrounding area has a mix of large-lot residential lots, small residential lots for detached houses, and condo-style townhouses.

B. The adjacent lots in the subdivision to the east range in size from 5,280 sqft to 9,505 sqft and are predominantly two-story houses. The adjacent property to the west is 0.96 acres and has a one-story house with a large two-story detached garage that is near the shared lot line.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The use of the property for duplex dwelling units will not significantly injure the value of adjacent property since they are both residential uses.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development will have direct access to E. Beaver Creek Drive which is a major collector street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable

environment for the proposed residential use.

Action: Approved

Meeting Date: 10/14/2021

Details of Action:

Summary of Action: Approve the request for up to 8 duplex structures (16 dwelling units) on individual lots, subject to 1 condition.

Date of Approval: 10/14/2021

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: