

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 10-SA-21-C Related File Number: 10-C-21-UR
Application Filed: 8/18/2021 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: Access is via E. Beaver Creek Drive, a major collector with a pavement width of 20-ft within 50 to 60-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: House
Surrounding Land Use: North: E. Beaver Creek Rd, attached & detached houses -- RA (Low Density Residential) and PR (Planned Residential)
South: Residences -- PR (Planned Residential)
East: Residences -- PR (Planned Residential)
West: Residences -- RA (Low Density Residential)
Proposed Use: Duplexes on individual lots Density: 4.57 du/ac
Sector Plan: North County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 634 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: Beaver Creek Townhomes

No. of Lots Proposed: 8 No. of Lots Approved: 0

Variances Requested: ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- 1) Reduce the minimum private right-of-way width from 50-ft to 40-ft.
- 2) Reduce the minimum pavement width for a private right-of-way from 26-ft to 20-ft.
- 3) Reduce the minimum horizontal curve for the private right-of-way from 100-ft to 75-ft.
- 4) Reduce the minimum reverse curve tangent length from 50-ft to 0-ft.

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 alternative design standards 1-4 on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

Approve the Concept Plan subject to 7 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Certifying that the required sight distance is available at the E. Beaver Creek Drive intersection with the proposed private right-of-way, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
3. Meeting the requirements of the Knox County Fire Prevention Bureau for the turnaround at the terminus of the private right-of-way.
4. Meeting the requirements of Knox County Engineering and Public Works.
5. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
6. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, private right-of-way, and drainage system.

Comments: This proposal is for an 8 lot subdivision on this 3.5-acre parcel that is zoned RA (Low Density Residential). The applicant is proposing to construct duplex structures on each lot for a total of 16 dwelling units at a density of 4.57 du/ac. The RA allows duplexes as a use permitted on review and the minimum lot size is 12,000 sqft. The four inner lots range from 12,016 to 12,091 sqft and the two lots with E. Beaver Creek Road frontage are approximately 13,400 and 15,500 sqft.

Access to the lots will be provided via a 40-ft wide private right-of-way with a 20-ft pavement width. A hammerhead style turnaround is proposed at the terminus of the road which is an acceptable alternative to a cul-de-sac on a private right-of-way. The design of the turnaround must be approved by the Knox County Fire Prevention Bureau during the design plan phase.

When a private right-of-way is providing access to 6 or more lots, it must meet the public road standards which include a 26-ft wide road within 50-ft of right-of-way. However, the Planning Commission has the authority to reduce the pavement width to 20-ft and the right-of-way to 40-ft, unless otherwise recommended by Knox County Engineering and Public Works based on the grading, drainage, and traffic characteristics of the subdivision, and if an appropriate amount of guest parking is provided. Each unit will have an 18-ft wide driveway that is a minimum of 45-ft long because of the 35-ft front setback and the 10-ft of right-of-way between the curb line and the front property line. The driveways will accommodate 4 vehicles out of the travel lanes.

Action: Approved

Meeting Date: 10/14/2021

Details of Action:

Summary of Action: Approve alternative design standards 1-4 on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

Approve the Concept Plan subject to 7 conditions.

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 Chancery Court	
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: