

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**



**File Number:** 2-B-21-UR                      **Related File Number:** 2-SA-21-C  
**Application Filed:** 12/29/2020              **Date of Revision:**  
**Applicant:** SPRINGBROOK PROPERTIES, LLC

## **PROPERTY INFORMATION**

**General Location:** East side of Beeler Rd., south of Chloe Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 20 21201 & 21401                      **Jurisdiction:** County  
**Size of Tract:** 16.2 acres  
**Accessibility:**

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** SFR (Single Family Residential) & Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision                      **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 6848 & 6900 Beeler Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** PR (Planned Residential) & PR (Planned Residential) Pending  
**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 Development Plan for up to 53 detached dwelling units on individual lots and the reduction of the peripheral setback for the north property line of Lot 1 from 35 feet to 15 feet, 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 PR zone and the criteria for approval of a concept plan and use-on-review.

Comments:

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 Northeast County Sector Plan recommends LDR (low density residential) uses up to a maximum of 5 du/ac. The proposed subdivision has a density of 3.27 du/ac.

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

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. 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.

B. The proposed subdivision will have similar lots sizes as the adjacent subdivision to the north.

C. The PR (Planned Residential) zoning for this site allows up to 3.25 du/ac on 14.22 acres of the site and up to 4 du/ac on the remaining 1.98 acres, for an average density of up to 3.34 du/ac. The proposed subdivision has a density of 3.27 du/ac.

D. There is a large common area with an undefined use at this time, on the east end of the subdivision and accessible via a driveway that crosses the stream and is shared with a large lot to the south of the open space.

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 proposed single-family detached subdivision has a similar character as other residential subdivisions on Beeler Road, including the lot sizes and the use being detached residential houses.

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

A. The proposed residential subdivision is compatible with the surrounding residential and agricultural uses and will not significantly impact the value of adjacent property.

B. The driveway stream crossing is required to be permitted by the Tennessee Department of Environment and Conservation (TDEC) and Knox County Engineering and Public Works (EPW) will review the capacity of the culvert. Knox County EPW has approved the proposed design but TDEC's approval is still pending. Should the culvert get blocked with debris, water would flow over the lowest point of the driveway (1084.23 elevation) and not cause flooding damage to upstream properties or structures.

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

A. This development has direct access to Beeler Road which is a minor 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 undesirable environment for to the proposed restaurant uses.

**Action:** Approved

**Meeting Date:** 2/11/2021

**Details of Action:**

**Summary of Action:**

APPROVE the Development Plan for up to 53 detached dwelling units on individual lots and the reduction of the peripheral setback for the north property line of Lot 1 from 35 feet to 15 feet, subject to 1 condition.

**Date of Approval:** 2/11/2021

**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:**