

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 2-SA-21-C Related File Number: 2-B-21-UR
Application Filed: 12/23/2020 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: Access is via Beeler Road, a major collector street with 18 feet of pavement width within 40-50 feet of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences - A (Agricultural) and PR (Planned Residential)
South: Vacant land - A (Agricultural)
East: Vacant land - PR (Planned Residential)
West: Residence and vacant land / A (Agricultural)
Proposed Use: Detached residential subdivision Density: 3.27
Sector Plan: Northeast County Sector Plan Designation:
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: Beeler Farm
No. of Lots Proposed: 53 No. of Lots Approved: 0
Variances Requested: None
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 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. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Providing sight distance certification for the driveway for Lot 1 to Knox County Engineering and Public Works during the design plan phase. If the available sight distance is not available along the Beeler Road frontage of Lot 1, access to the lot must be provided via the internal road of the development or as otherwise approved by Knox County Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. 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 area, amenities and drainage system.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments: The applicant is proposing to subdivide this 16.2-acre tract into 53 detached residential lots and a common area at a density of 3.27 du/ac. The proposed subdivision which will be served by a public street that has access out to Beeler Road at the northern end of the property.

The Planning Commission previously approved a 44-lot subdivision on 14.22 acres (3.09 du/ac) on the larger of the two subject parcels in 2020 (5-SD-20-C / 5-L-20-C). Subsequently, the applicant purchased an adjacent property to the north to improve sight distance along Beeler Road. The new property is approximately 1.98 acres and was zoned PR up to 4 du/ac in January 2021 (12-C-20-RZ). The larger portion of this site is zoned PR up to 3.25 du/ac. By developing these two properties as a unified subdivision, and since both parcels are classified as Low Density Residential (LDR) on the Northeast County Sector Plan, the total allowed residential dwelling units can be spread across the site. The maximum average density for the entire development is 3.34 du/ac and the proposed density is 3.27 du/ac.

Action: Approved Meeting Date: 2/11/2021

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 7 conditions.

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 Chancery Court
Date of Legislative Action: Date of Legislative Action, Second Reading:
Ordinance Number: Other Ordinance Number References:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: