

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 3-A-25-DP
Application Filed: 1/6/2025
Applicant: LEAH METCALF

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side of W Beaver Creek Dr, northeast of Clinton Hwy

Other Parcel Info.:

Tax ID Number: 67 055 **Jurisdiction:** County

Size of Tract: 3.233 acres

Accessibility: Access is via W Beaver Creek Drive, a major collector street with a pavement width that varies from 20 ft to 26 ft within a right-of-way width that varies from 61 ft to 70 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential

Surrounding Land Use:

Proposed Use: 3 single family residential lots **Density:** 0.92 du/ac

Planning Sector: North County **Plan Designation:** TN (Traditional Neighborhood)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This section of W Beaver Creek Drive features a mix of single-family and multifamily subdivisions, commercial, industrial, and office uses with large tracts of vacant land. The subject property lies approximately 0.3 miles from the Clinton Highway commercial corridor to the west and Beaver Creek to the north. The Crown College, Temple Baptist Academy, and the Angora Frog Farm trails lie within 0.3 miles to the east.

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

Street: 2514 W BEAVER CREEK DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 12 du/ac

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: In 2002, the property was rezoned from OB (Office, Medical, and Related Services) and A (Agricultural) to PR (Planned Residential) up to 12 du/ac (2-C-02-RZ).

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: Whitney Warner

Staff Recomm. (Abbr.): Approve the development plan for up to 3 single family lots and peripheral boundary reduction from 35 ft to 15 ft on the western, southern, and eastern property lines, subject to 2 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County zoning ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

Comments: This proposal is for 3 new lots. The 2 existing houses on W Beaver Creek Dr will be subdivided onto individual lots, each with around 10,000 sq ft, and a 2.757 acre single family lot will be created south of the creek. The existing houses will continue to share a driveway on W Beaver Creek Dr, and the larger lot in the rear will be accessed from a 25-ft access strip.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

A. The property is zoned PR (Planned Residential) with a density of up to 12 du/ac. The site contains approximately 3.233 acres. The 3-lot single family subdivision will bring the development density to 0.92 du/ac.

B. The peripheral boundary in the PR zone can be reduced to 15 ft by the Planning Commission if the property is adjacent to properties zoned A and PR, which is the case here.. Due to the small size of the lot, the applicant is requesting a reduction to 15 ft along the western, eastern, and southern boundaries. The northern boundary line along W Beaver Creek Dr with the existing houses will remain 35 ft.

C. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property's place type is TN (Traditional Neighborhood) on the Future Land Use Map. Traditional Neighborhoods are areas that feature a mix of housing ranging from single family to townhomes and small multifamily buildings. The development plan proposes 3 single family lots. Lots 1 and 2 are approximately 10,000 sq ft each. Lot 3 is 2.757 acres.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. This development is consistent with Implementation Policy 2, ensure that development is sensitive to existing community character. The 3 single family lots are similar in size to the existing single family and rural residential lots in the area.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth area designation are to encourage a reasonably compact pattern of development, promote the expansion of

the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

Action: Approved with Conditions **Meeting Date:** 3/13/2025

Details of Action:

Summary of Action: Approve the development plan for up to 3 single family lots and peripheral boundary reduction from 35 ft to 15 ft on the western, southern, and eastern property lines, subject to 2 conditions.

Date of Approval: 3/13/2025 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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:**