CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 4-B-05-UR Related File Number:

Application Filed: 3/14/2005 **Date of Revision:**

Applicant: KEN BOWMAN

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Southeast side of W. Beaver Creek Dr., south of Belinda Rd.

Other Parcel Info.:

Tax ID Number: 56 M C 12 & 057IA006 Jurisdiction: County

Size of Tract: 9.43 acres

Accessibility: Access is via W. Beaver Creek Dr., a major collector street with a 20' pavement width within a 60' right-

of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use:

Proposed Use: Duplex development Density: 3.82 du/ac

Sector Plan: North County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is located in an area along W. Beaver Creek Dr. that is predominantly single-family residences.

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

Street: 906 W 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: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for up to 36 duplex units within 18 buildings on individual lots subject

to 5 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.

3. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

4. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County

Health Department.

5. Meeting all applicable requirements of the approved concept plans (5-SC-04-C & 12-SH-04-C).

With the conditions noted above, this request meets all requirements for approval in the RA (Low Density Residential) zoning district, as well as other criteria for approval of a use on review.

The applicant is proposing to develop a duplex development with a total of 36 units on 9.43 acres at a density of 3.82 du/ac. This site was before the Planning Commission twice in 2004 for concept plan

approval. The last approval was on December 9, 2004 for an addition of 10 lots to the concept plan approved on May 13, 2004, bring the total single-family lots to 28. The new property owner is proposing

a development that will increase the total number of units by eight.

This proposed development will have 18 lots with a duplex building located on each lot. The individual units will be sold with the owners of the two units on each lot having common ownership of the lot. The street layout for the subdivisions follows the same layout as the previously approved concept plans. The RA (Low Density Residential) zoning district allows consideration of two-family dwellings as a use permitted on review. The minimum lot size for two-family dwellings served by sanitary sewer is 12,000 square feet. The proposed lots range in size from 13,780 to 32,765 square feet.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

- 1. Public water and sewer is available to serve the site.
- 2. The proposal will have minimal impact on the street (direct access to a major collector street) and school systems and is comparable in scale and density to other development in the area. The proposed landscaping will reduce the impact of the development on the adjoining property.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposal is consistent with all requirements of the RA (Low Density Residential) zoning district, as well as other criteria for approval of a use on review.
- 2. The proposed use is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes low density residential uses for this property. The site is

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Comments:

located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan. At a proposed density of 3.82 du/ac, the proposed development is consistent with the Sector Plan, Growth

Policy Plan and existing zoning.

MPC Action: Denied MPC Meeting Date: 4/14/2005

Details of MPC action: DENIED

Summary of MPC action: DENITED DEVELOPMENT PLAN

Date of MPC Approval:

Date of Denial: 4/14/2005

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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