

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 4-F-21-UR                      **Related File Number:** 4-SG-21-C  
**Application Filed:** 2/22/2021              **Date of Revision:**  
**Applicant:** BEACON PARK, LLC

## PROPERTY INFORMATION

**General Location:** West side of Arcadia Peninsula Way (pvt-jpe), north of Albion Way (pvt-jpe)  
**Other Parcel Info.:**  
**Tax ID Number:** 163 2861, 3006 & PART OF 2862                      **Jurisdiction:** County  
**Size of Tract:** 17.2 acres  
**Accessibility:** Arcadia Peninsula Way is a local road with a 21-ft pavement width inside a 50-ft right-of-way,

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** RR (Rural Residential) / HP (Hillside and Ridgetop)  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This property is located in a developing neighborhood with large lot, single family detached dwellings.

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

**Street:** 0 Arcadia Peninsula Way  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** This property was rezoned from A (Agricultura) to PR (Planned Residential) in 2005 with a larger swath of land.

## 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:

Michelle Portier

Staff Recomm. (Abbr.):

APPROVE the Development Plan for up to 6 detached dwelling units on individual lots, 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 (Planned Residential) 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:

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

- 1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
- 2. The proposed low density residential development is compatible with the scale and intensity of development that has occurred in this area.
- 3. The proposed detached residential subdivision at the proposed density of 2.87 du/ac, is consistent in use and density with the zoning of the property.

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

- 1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
- 2. The development is consistent with the following general standards for uses permitted on review:
  - a. The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan.
  - b. The use is in harmony with the general purpose and intent of the Zoning Ordinance.
  - c. The use will not significantly injure the value of adjacent property.
  - d. The use will not draw additional traffic through residential areas since the lots are proposed for a private subdivision along a private right-of-way and the number of lots proposed is minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED KNOXVILLE-KNOX COUNTY PLANNING PLANS

- 1. The Southwest County Sector Plan proposes low density residential uses for this site. The proposed development at a density of 2.87 du/ac is consistent with the sector plan.
- 2. This site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 4/8/2021

Details of Action:

Summary of Action:

APPROVE the Development Plan for up to 6 detached dwelling units on individual lots, subject to 1 condition.

Date of Approval:

4/8/2021

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:**