

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 5-A-22-UR **Related File Number:**
Application Filed: 2/28/2022 **Date of Revision:**
Applicant: ARCADIA-LOT 307 / BEACON PARK, LLC

PROPERTY INFORMATION

General Location: Northeast end of Albion Way, southeast of Arcadia Peninsula Way, south of Lake Access Way
Other Parcel Info.:
Tax ID Number: 163 E A 011 **Jurisdiction:** County
Size of Tract: 2.62 acres
Accessibility: Access is via Albion Way, a private road with 20 ft of pavement width within a 50-ft private right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: AgForVac (Agriculture/Forestry/Vacant Land)
Surrounding Land Use:
Proposed Use: Reduce side building setback from 15' to 8' **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** RR (Rural Residential) & SP (Stream Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: This area is mostly vacant former farmland along the Tennessee River that appears to be primed for future large-scale single family residential development.

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

Street: 10604 Albion 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 (Agricultural) to PR (Planned Residential) up to 3 du/ac in 2005 (8-O-05-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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the development plan subject to 1 condition.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the condition noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a use on review.

Comments: This proposal is to reduce a side setback from 15' to 8' for the subject property only. Staff does not have concern with the setback reduction as this is a private, gated community with their own design standards which will help ensure that construction is compatible with the neighborhood. The site plan also appears to show a secondary dwelling unit referred to as a "guest house" on the property. This does not pose a concern since the two dwelling units remain within the allowable density for the property.

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 Southwest County Sector Plan recommends RR (Rural Residential) for the site. The RR land use allows consideration of up to 2 du/ac, and under certain circumstances, up to 3 du/ac.

B. The property is in the rural area on the Knoxville-Knox County-Farragut Growth Policy Plan map which allows consideration of up to 2 du/ac, and under certain circumstances, up to 3 du/ac.

C. The proposed density of 1.31 du/ac is in conformance with the sector and growth policy plans.

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.

B. The property is zoned PR up to 3 du/ac and the proposed density is 1.31 du/ac.

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 detached residential development is consistent with previous phases of the Arcadia Peninsula subdivision.

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

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

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

A. This phase is a continuation of the Arcadia Peninsula subdivision.

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 create an undesirable environment for the proposed use.

Action: Approved

Meeting Date: 5/12/2022

Details of Action:

Summary of Action: Approve the development plan subject to 1 condition.

Date of Approval: 5/12/2022

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: