

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 5-N-20-UR                      **Related File Number:** 5-SE-20-C  
**Application Filed:** 3/30/2020              **Date of Revision:**  
**Applicant:** BEACON PARK, LLC

## PROPERTY INFORMATION

**General Location:** West side of Arcadia Peninsula Way, south of Stoppard View Way  
**Other Parcel Info.:**  
**Tax ID Number:** 163 PART OF 02806 OTHER: PARCELS 02811, 02841,0    **Jurisdiction:** County  
**Size of Tract:** 13.72 acres  
**Accessibility:**

## 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 Protection Ar  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

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

**Street:** 0 , 2023 and 2027 Arcadia Peninsula Way & 0 Forrest Glad 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:**

## 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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request for up to 12 detached dwellings 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 District, and the other criteria for approval of a use on review.

Comments:

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

- 1. The proposed subdivision will have minimal impact on local services since water and sewer will be provided to this site.
- 2. This phase of the subdivision at a density of 1.44 du/ac, is consistent in use and density with the PR zoning of the property that allows up to 3 du/ac.
- 3. The proposed low density residential development is compatible with the scale and intensity of the surrounding development pattern.

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

- 1. The proposed detached residential subdivision with the recommended conditions meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
- 2. The proposed subdivision 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 use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The proposed subdivision will not draw significant traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Southwest County Sector Plan designates this property for rural residential use which allows consideration of up to 3 du/ac. The PR zoning for the property allows consideration of up to 3 du/ac . The proposed subdivision with its overall density of 1.44 du/ac in this phase of the project is consistent with the Sector Plan and the zoning designation. The overall density for the development is approximately .15 du/ac.
- 2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Approved

Meeting Date: 5/14/2020

Details of Action:

Summary of Action:

APPROVE the request for up to 12 detached dwellings on individual lots subject to 1 condition.

Date of Approval:

5/14/2020

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:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**