

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 5-SD-20-C Related File Number: 5-L-20-UR
Application Filed: 3/30/2020 Date of Revision:
Applicant: DK DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: East side of Beeler Rd., south of E. Emory R.
Other Parcel Info.:
Tax ID Number: 20 21401 Jurisdiction: County
Size of Tract: 14.25 acres
Accessibility: Access is via Beeler Road, a major collector street with an 18 foot pavement width within a required 60 foot right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences - A (Agricultural) and PR (Planned Residential)
South: Vacant land - A (Agricultural)
East: Vacant land - PR (Planned Residential)
West: Residence and vacant land / A (Agricultural)
Proposed Use: Detached Residential Subdivision Density: 3.09 du/ac
Sector Plan: Northeast County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 6848 Beeler Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) - Pending
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: Beeler Farms

No. of Lots Proposed: 44 No. of Lots Approved: 0

Variances Requested: 1. Reduce the intersection radius for the right-of-way at the northeast corner of the intersection of Road A and Beeler Road from 25' to 0'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variance 1 because sight distance constraints restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions.

Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Revising the concept plan to show the required right-of-way dedication (30' to centerline) along Beeler Road.
4. Revising the concept plan to show the blue line stream near the eastern end of the property and identify any required buffers. The stream and required buffers shall also be designated on the final plat unless a determination is made by the Tennessee Department of Environment and Conservation that it is not a stream.
5. Renumbering the proposed building lots as lots 1-44, removing the lot number designation for the "Common Area".
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common area, amenities and drainage system.
8. Placing a note on the final plat that all lots will have access only to the internal street system.
9. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments: The applicant is proposing to subdivide this 14.25 acre tract into 44 detached residential lots and a common area at a density of 3.09 du/ac. The proposed subdivision which will be served by a public street that has access out to Beeler Road at the northern end of the property.

The Planning Commission had recommended approval of a rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on April 9, 2020. The Knox County Commission will consider the rezoning request on May 26, 2020.

Action: Approved

Meeting Date: 5/14/2020

Details of Action:

Summary of Action: APPROVE variance 1 because sight distance constraints restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions.

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 Chancery Court

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: