

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 6-D-17-UR
Application Filed: 4/20/2017
Applicant: DARREN F. GREEN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of E Beaver Creek Dr, west of Rhyne Ln.
Other Parcel Info.:
Tax ID Number: 47 183 **Jurisdiction:** County
Size of Tract: 7 acres
Accessibility: Access is via E. Beaver Creek Dr., a major collector street with 20' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences, vacant land
Surrounding Land Use:
Proposed Use: Attached residential development. **Density:** 4 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed primarily with low and medium density residential uses under RA, RB and PR zoning. There is a large tract of CA-zoned property to the north that is currently undeveloped.

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

Street: 623 E Beaver Creek Dr
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: On 5/11/2017, MPC recommended PR < 2 du/ac. County Commission will consider this rezoning on 6/26/2017.

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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the Development Plan for up to 28 attached dwellings and the reduction of the peripheral boundary setback from 35' to 25' except as provided in the staff comments, subject to 7 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Revising the private roadway to a minimum width of 22' and all driveways to a minimum depth of 20', with review and approval by MPC and Knox County Engineering staff before design plan approval. Any dwelling unit that must be moved to accommodate this roadway width and driveway depth shall be reviewed and approved by MPC staff.
5. Revising the development plan to include a typical road cross section.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Establishing a property owners association that will be responsible for the maintenance of the common areas, drainage system and any recreational amenities.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

Comments:

Staff is recommending that peripheral setback reduction from 35' to 25' be approved with the exception of the portion of the north and west property lines that are adjacent to the CA zoned property (parcel 057-113.01). This to the rear of the property and west of the detention area.

The applicant is proposing 28 attached residential units on 7 acres at a density of 4 du/ac. The Planning Commission recommended rezoning the property to PR (Planned Residential) at a density of up to 2 du/ac, however, County Commission approved the requested density of 4 du/ac. A private street will serve the proposed development with access to E. Beaver Creek Dr. The applicant has requested a reduction of the peripheral setback from 35' to 25', however, the peripheral setback cannot be reduced adjoining the commercial zoning. At the end of the proposed the cul-de-sac road there are dwellings proposed on both sides of the road, however, this may not be possible once with the 35' peripheral setback which is required behind units 25-28. These units may need to be modified so they are not as deep or moved to the end of the cul-de-sac.

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

1. The proposed attached residential development 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 attached residential development at a density of 4 du/ac is consistent in use and density with the zoning for the property.

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

1. With the recommended conditions, the proposed development 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: The proposal 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 will not

significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes low density residential uses for this site. The proposed development at a density of 4 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 7/13/2017

Details of Action:

Summary of Action: APPROVE the Development Plan for up to 28 attached dwellings and the reduction of the peripheral boundary setback from 35' to 25' except as provided in the staff comments, subject to 7 conditions.

Date of Approval: 7/13/2017 **Date of Denial:** **Postponements:** 6/8/2017

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:**