# **CASE SUMMARY**

#### APPLICATION TYPE: DEVELOPMENT PLAN

#### PLANNING COMMISSION

File Number: 6-E-25-DP Related File Number:

**Application Filed:** 4/11/2025 **Date of Revision:** 

Applicant: LEAH METCALF



# PROPERTY INFORMATION

General Location: Southeast side of W Beaver Creek Dr, northeast of Clinton Hwy

Other Parcel Info.:

Tax ID Number:67 057Jurisdiction:County

Size of Tract: 2.926 acres

Accessibility: Access is via W Beaver Creek Drive, a major collector street with a

pavement width of 20-ft within a right-of-way that varies from 40-45-ft.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Rural Residential

**Surrounding Land Use:** 

Proposed Use: Two-lot residential subdivision Density: 0.68 du/ac

Planning Sector: North County Plan Designation: TN (Traditional Neighborhood)

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** This area contains a mix of uses, with single-family residences on large lots, warehouses, and Crown

College along W Beaver Creek Drive, and smaller single family lots, townhouses, and offices off of side streets. There is a commercial corridor along Clinton Highway to the southwest, Powell Middle

School to the northwest, and Powell High School to the northeast.

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

Street: 2520 W BEAVER CREEK DR

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

# **ZONING INFORMATION (where applicable)**

Current Zoning: PR(k) (Planned Residential with conditions) up to 12 du/ac

Former Zoning:

Requested Zoning:

**Previous Requests:** 

**Extension of Zone:** 

History of Zoning: This property was rezoned in March 2025 from A (Agricultural) to PR(k) (Planned Residential with

conditions) up to 12 du/ac (2-I-25-RZ).

## PLAN INFORMATION (where applicable)

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**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: Kelsey Bousquet

**Staff Recomm. (Abbr.):** Approve the development plan for up to 2 detached residential lots and a reduction of the peripheral

setback from 35 ft to 15 ft on the eastern boundary of Lot 1, subject to 4 conditions.

Staff Recomm. (Full):

1) The wooded area at the southern portion (rear) of Lot 2 cannot be disturbed until a subsequent development plan is approved.

2) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to, the two conditions listed in the staff comments of the rezoning (2-I-25-RZ).

3) The 25-ft access easement for Lot 2 that crosses Lot 1 may be eliminated if Lot 2 is combined with an adjacent property that has access meeting the Knox County Access Control and Driveway Design Policy.

4) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the

criteria for approval of a development plan.

This proposal is for two detached residential lots on 2.926 acres. The existing house will be located on

Lot 1 (0.43 acres), with the remaining 2.5 acres in Lot 2. The property was rezoned from A (Agricultural) to PR(k) (Planned Residential) up to 12 du/ac, subject to 2 conditions (2-I-25-RZ).

#### ZONING CONDITIONS

A) No more than 14 building permits shall be issued before the completion of capital improvements planned at the intersection of W Beaver Creek Drive and Clinton Highway. – The proposal allows for one detached house on each lot. The existing house will be on Lot 1.

B) Five trees per acre shall be planted, with at least half being shade trees. – Lot 1 is required to have two trees. Two existing trees are identified to remain. Lot 2 is required to have 13 trees. The forested southern portion of the lot is left undisturbed with this development plan request.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL). In exercise of its administrative judgement, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

#### 1) ZONING ORDINANCE

PR(k) (Planned Residential with conditions) up to 12 du/ac.

A. The PR zone allows single-family houses, accessory uses, buildings, and structures as permitted uses. The administrative procedures require the Planning Commission to review and approve the development plan before building permits can be issued (Article 5, Section 5.13.15).

B. The PR zoning allows consideration of up to 12 du/ac. The proposed subdivision has a density of 0.68 du/ac.

### 2) KNOX COUNTY COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. The proposed development plan complies with Policy 2, to ensure that development is sensitive to the existing community character. The development plan is compatible in size and scale with developments in the surrounding area.

#### 3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

A. The subject property is designated TN (Traditional Neighborhood) in the Knox County Comprehensive Plan, which recommends a housing mix that predominantly features single-family dwellings on small to medium-sized lots and attached residential. The development plan proposes two

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Comments:

single-family lots. Lot 1 is approximately 0.43 acres, and Lot 2 is approximately 2.50 acres.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonable compact pattern of development and offering a wide range of housing

choices. The development plan aligns with the intent of the Growth Policy Plan.

Action: Approved with Conditions Meeting Date: 6/12/2025

**Details of Action:** 

Summary of Action: Approve the development plan for up to 2 detached residential lots and a reduction of the peripheral

setback from 35 ft to 15 ft on the eastern boundary of Lot 1, subject to 4 conditions.

Date of Approval: 6/12/2025 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

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