

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 6-E-25-DP
Application Filed: 4/11/2025
Applicant: LEAH METCALF

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side of W Beaver Creek Dr, northeast of Clinton Hwy
Other Parcel Info.:
Tax ID Number: 67 057 **Jurisdiction:** 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)

Requested Plan Category:

Subdivision Name:

Variances Requested:

Other Bus./Ord. Amend.:

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: **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:**