

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 7-A-22-UR **Related File Number:** 7-SA-22-C
Application Filed: 5/31/2022 **Date of Revision:**
Applicant: DAVID HARBIN / BATSON HIMES NORVELL & POE

PROPERTY INFORMATION

General Location: East & west sides of Beeler Rd., south of Emory Rd., generally west of Tazewell Pk.
Other Parcel Info.:
Tax ID Number: 29 18803 **Jurisdiction:** County
Size of Tract: 27.59 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: AgForVac
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** LDR, SP & HP
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 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:

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 development plan for a residential subdivision with up to 83 attached dwellings and 3 detached dwellings and a reduction of the peripheral setback to 25 ft for lots 23, 65-68, and the Beeler Road frontage of lots 84-86, as shown on the plan, subject to 2 conditions.

Staff Recomm. (Full):
1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) The maximum height of the attached dwellings shall be 35 feet.

Comments:

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, 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 (Planned Residential) up to 3.3 du/ac:

- a) The PR zone allows detached- and attached-dwellings as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
- b) This PR zone district is approved for a maximum of 3.3 du/ac. The proposed density is 3.12 du/ac.
- c) The maximum height is determined by the Planning Commission for any use other than houses and duplexes. Staff recommends a maximum height of 35 ft for the attached dwellings, which is consistent with the maximum height allowed on surrounding properties.
- d) The peripheral setback is 35 feet, however, the planning commission may reduce it to 15 feet when the adjacent property is zoned agricultural or residential. The applicant is requesting a peripheral setback of 25 ft for lots 23, 65-68, and the Beeler Road frontage of lots 84-86. The requested reductions are for select properties and will have minimal impact on adjacent properties. The reduction for lots 84-86 is essentially the front setback for these lots since they front Beeler Road and will help move the buildable area out of the floodplain of Kerns Branch creek. There are other houses along Beeler Road that have a similar front setback.

2) GENERAL PLAN – DEVELOPMENT POLICIES

- a) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) – Staff is recommending a maximum height of 35 ft for the attached dwellings, which is consistent with the allowed height on adjacent properties. The proposed peripheral setback reduction should have minimal impact on adjacent properties.
- b) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This development primarily includes attached houses and a few detached houses. The existing residential development in the area consists predominantly of detached houses, so this development will help diversify the housing stock in the general area.

3) NORTHEAST COUNTY SECTOR PLAN

- a) The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The development will have a density of 3.12 du/ac.
- b) The three detached house lots on the west side of Beeler Road are almost entirely within the sector plan's SP (Stream Protection) classification. The plan doesn't make specific recommendations that apply to this site.

4) Knoxville – Farragut – Knox County Growth Policy Plan

- a) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads,

utilities, schools, drainage and other public facilities and services.

Action: Approved **Meeting Date:** 7/14/2022

Details of Action:

Summary of Action: Approve the development plan for a residential subdivision with up to 83 attached dwellings and 3 detached dwellings and a reduction of the peripheral setback to 25 ft for lots 23, 65-68, and the Beeler Road frontage of lots 84-86, as shown on the plan, subject to 2 conditions.

Date of Approval: 7/14/2022 **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: **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:**