

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 7-C-19-UR                      **Related File Number:**  
**Application Filed:** 5/22/2019              **Date of Revision:**  
**Applicant:** KING PROPERTIES & DEVELOPMENT

## PROPERTY INFORMATION

**General Location:** South side of Beaver Ridge Road, west of Stoneridge Road, south of Oak Ridge Highway  
**Other Parcel Info.:**  
**Tax ID Number:** 78 229    **Jurisdiction:** County  
**Size of Tract:** 1.23 acres  
**Accessibility:** Access is via Beaver Ridge Road, a local street with a 17' pavement width within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Attached Residences    **Density:** 4.88 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The site is located along a section of Oak Ridge Hwy. that includes a mix of residential, institutional and commercial uses

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

**Street:** 0 Beaver Ridge 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:** The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on June 13, 2019 (6-N-19-RZ). The Knox County Commission will consider the rezoning request on July 22, 2019.

## 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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for a multi-dwelling development with up to 6 attached residential units, subject to 6 conditions.

Staff Recomm. (Full):

1. Obtaining approval of the rezoning of the property to PR (Planned Residential) by Knox County Commission at a density that will allow the 6 residential units.
2. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
4. Installing all landscaping, as shown on the landscape plan, within six months of issuance of the first occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. Landscaping shall not interfere with sight visibility requirements at the driveway entrance.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) zoning district and the other criteria for approval of a Use on Review.

Comments:

The applicant is proposing to develop a multi-dwelling development on a 1.23 acre site located on the south side of Beaver Ridge Road, west of Stoneridge Road and south of Oak Ridge Highway. Access to the site will be off of a dead-end segment of Beaver Ridge Road. The proposed development will consist of 6 two-bedroom, two-story townhouse units. The proposed density will be 4.88 du/ac.

The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on June 13, 2019 (6-N-19-RZ). The Knox County Commission will consider the rezoning request on July 22, 2019.

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

1. The proposed multi-dwelling development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed development at a density of 4.88 du/ac, is consistent in use and density with the recommended rezoning of the property and is in conformance with the low density residential designation of the sector plan.

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

1. The proposed multi-dwelling development, with the recommended conditions, meets the standards for development within a PR (Planned Residential) zoning district and all other requirements of the Zoning Ordinance.
2. The proposed multi-dwelling development is consistent with the general standards for uses permitted on review: The proposed development 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 since the area includes a mix of residential, commercial and institutional uses. The use will not draw additional traffic through residential areas since the development has close access to a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan designates this property for low density residential use. The proposed development at a density of 4.88 du/ac is consistent with the Sector Plan designation.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 7/11/2019

**Details of Action:**

**Summary of Action:** APPROVE the development plan for a multi-dwelling development with up to 6 attached residential units, subject to 6 conditions.

**Date of Approval:** 7/11/2019 **Date of Denial:** **Postponements:**

**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:**