CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

Planning
KNOXVILLE | KNOX COUNTY

File Number:	7-SA-19-C	**Related File Number:**	7-B-19-UR
Application Filed:	5/22/2019	**Date of Revision:**	
Applicant:	CANNON & KUIPERS, LLC		

PROPERTY INFORMATION

General Location: Southeast side of E. Beaver Creek Drive, northwest of Ghiradelli Road

Other Parcel Info.:

Tax ID Number: 47 228   **Jurisdiction:** County

Size of Tract: 2.43 acres

Accessibility: Access is via E. Beaver Creek Dr., a major collector street with a 19' pavement width within a 50' to 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:
North: Residences - PR (Planned Residential)
South: Residences - A (Agricultural) & PR (Planned Residential)
East: Residences - A (Agricultural)
West: Residences - A (Agricultural) & PR (Planned Residential)

Proposed Use: Detached Residential Subdivision   **Density:** 4.94 du/ac

Sector Plan: North County   **Sector Plan Designation:**

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 916 E Beaver Creek Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

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: Laurel Oaks

No. of Lots Proposed: 12   **No. of Lots Approved:**   0

Variances Requested: None

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 Concept Plan subject to 5 conditions:

Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street name which 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 Department of Engineering and Public Works.
4. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the private street, common area and drainage system.
5. Submitting to Planning staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments:
The applicant is proposing to subdivide this 2.43 acre tract into 12 detached residential lots at a density of 4.94 du/ac. The property is located on the south side of E Beaver Creek Dr. just northwest of Ghiradelli Road. The subdivision will be served by a private street.

The Planning Commission considered the rezoning request (6-O-19-RZ) for this property on June 13, 2019 and recommended approval of the rezoning to PR (Planned Residential) at a density of up to 4.5 du/ac. The Knox County Commission approved the rezoning request on July 22, 2019 at a density of up to 5 du/ac.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all subdivision boundaries. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins residential zoning districts.

Action: Approved   **Meeting Date:**   8/8/2019

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 5 conditions:

Date of Approval: 8/8/2019   **Date of Denial:**   **Postponements:**   7/11/2019

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:**