

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 7-SE-24-C Related File Number: 7-C-24-DP
Application Filed: 5/29/2024 Date of Revision:
Applicant: BB INVESTMENT PROPERTIES LLC

PROPERTY INFORMATION

General Location: West side of Byington Beaver Ridge Rd, north of Byington Solway Rd
Other Parcel Info.:
Tax ID Number: 90 116 Jurisdiction: County
Size of Tract: 4.99 acres
Accessibility: Access is via Byington Beaver Ridge Rd, a major collector street that has a pavement width of 20 ft within a 50 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use: North: Rural residential - RA (Low Density Residential)
South: Agriculture/forestry/vacant land - I (Industrial), RA (Low Density Residential)
East: Single family residential - RA (Low Density Residential)
West: Industrial, office - I (Industrial)
Proposed Use: Houses attached Density: 4
Planning Sector: Northwest County Plan Designation: SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 2713 BYINGTON BEAVER RIDGE RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) up to 4 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: N/A (Outside of city limits)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: The Farm at Beaver Ridge

No. of Lots Proposed: 19 No. of Lots Approved: 0

Variances Requested: VARIANCE

1. Reduce the intersection radius right-of-way at the entrance road from 25 ft to 0 ft.

ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1. Increase the intersection grade from 1 to 2% at the property's entrance.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Withdraw the concept plan at the request of the applicant.

Staff Recomm. (Full):

Comments:

Action: Withdrawn Meeting Date: 3/13/2025

Details of Action:

Summary of Action:

Date of Approval: Date of Denial: Postponements: 7/11/2024,
8/8/2024,
9/12/2024,
11/14/24, 12/12/24

Date of Withdrawal: 3/13/2025 Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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: