

CASE SUMMARY

APPLICATION TYPE: HILLSIDE PROTECTION
LEVEL 2



File Number: 8-A-23-HPA Related File Number: 7-SB-23-C/ 8-A-23-SU
Application Filed: 6/26/2023 Date of Revision:
Applicant: BEAVER CREEK DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: East side of Central Avenue Pike, east of Barberry Drive
Other Parcel Info.:
Tax ID Number: 68 075 Jurisdiction: City
Size of Tract: 31.38 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Request to exceed the Hillside Protection disturbance budget by 11 acres for a townhouse residential development. Density:
Sector Plan: North City Sector Plan Designation: MU-SD (Mixed Use Special District), HP (Hillside P
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Request to exceed the Hillside Protection Overlay disturbance budget by 11 acres for a townhouse residential development. https://agenda.knoxplanning.org/packages/8-A-23-HPA_pkg.pdf

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

Street: 0 CENTRAL AVENUE PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: AG (General Agricultural), HP (Hillside Protection Overlay), F (Floodplain Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District), HP (Hillside Protection), SP (Stream Protection)
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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the applicant’s Level II Certificate of Appropriateness (COA) request to develop within the HP (Hillside Protection) Overlay zoning district, on the condition that disturbance within the HP Overlay not exceed 5.23 acres outside of the Tennessee Valley Authority (TVA) utility easement on the site.

Staff Recomm. (Full):

Comments:

Action: Approved

Meeting Date: 8/10/2023

Details of Action:

Summary of Action: Approve the applicant’s Level II Certificate of Appropriateness (COA) request to develop within the HP (Hillside Protection) Overlay zoning district, on the condition that disturbance within the HP Overlay not exceed 5.23 acres outside of the Tennessee Valley Authority (TVA) utility easement on the site.

Date of Approval: 8/10/2023

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

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: