

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

**CONCEPT PLAN**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 8-SA-17-C                      **Related File Number:** 8-I-17-UR  
**Application Filed:** 6/26/2017              **Date of Revision:**  
**Applicant:** DK DEVELOPMENT

## PROPERTY INFORMATION

**General Location:** North side of Beaver Ridge Rd., west of Windcrest Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 79 040                      **Jurisdiction:** County  
**Size of Tract:** 5.3 acres  
**Accessibility:** Access is via Beaver Ridge Rd., a local street with an 18' pavement width within a 50' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:** North: Residences - PR (Planned Residential)  
South: Residences and vacant land - A (Agricultural) & OB (Office, Medical, and Related Services)  
East: Residences - PR (Planned Residential)  
West: Residences - PR (Planned Residential)  
**Proposed Use:** Detached Residential Subdivision                      **Density:** 3.77 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:**

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

**Street:** 4705 Beaver Ridge Rd  
**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: Arbor Brook

No. of Lots Proposed: 20                      No. of Lots Approved: 20

Variances Requested: 1. Reduction of the minimum public street right-of-way width for Road A, from 50' to 40'.  
2. Reduction of the minimum public street right-of-way width for a cul-de-sac turnaround for Road A, from 50' to 47' .

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1 and 2 because the site's shape and existing features restrict compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation and the U.S. Army Corps of Engineers.
5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and stormwater system.
6. Placing a note on the final plat that all lots except Lots 1 through 4 will have access only to the internal street system. Lots 1 through 4 shall have shared driveways as designated on the concept plan.
7. Including the sight distance easement with restrictions across lot 5 on the final plat.
8. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The applicant is proposing to develop this 5.3 acre tract into 20 detached residential lots at a density of 3.77 du/ac. The rezoning of this site to PR (Planned Residential) at a density of up to 5 du/ac was recommended for approval by the Planning Commission on July 13, 2017. The Knox County Commission approved the rezoning to PR (Planned Residential) at a density of up to 5 du/ac on August 28, 2017.

The subdivision will be served by a public street with a 26' pavement width within a 40' right-of-way. The applicant has requested a reduction of the right-of-way from 50' to 40' due to site conditions including the site's shape and restrictions caused by an existing blue-line stream crossing the property and a wetland area located on the western side of the property. The Knox County Department of Engineering and Public Works is recommending approval of the two right-of-way reduction variances.

The applicant is also requesting a reduction of the peripheral setback from 35' to 20' along the eastern, northern and western boundary lines due to the site restrictions. Staff is recommending approval of the setback reduction due to the site constraints for the eastern and northern boundary lines. A reduction is not needed for the western boundary line since there are no buildings to be located in that area. The adjoining residential lots are zoned PR (Planned Residential) with recorded peripheral setbacks of 35".

Action: Approved as Modified

Meeting Date: 9/14/2017

Details of Action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee

- Department of Environment and Conservation and the U.S. Army Corps of Engineers.
5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and stormwater system.
  6. Placing a note on the final plat that all lots except Lots 1 through 4 will have access only to the internal street system. Lots 1 through 4 shall have shared driveways as designated on the concept plan.
  7. Including the sight distance easement with restrictions across lot 5 on the final plat.
  8. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.
  9. Including a 25 foot Type II vegetative buffer on the north side of the development. (added by MPC 9-14-17)

**Summary of Action:** APPROVE variances 1 and 2 because the site's shape and existing features restrict compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.  
 APPROVE the Concept Plan subject to 9 conditions:

**Date of Approval:** 9/14/2017      **Date of Denial:**      **Postponements:** 8/10/2017

**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:**