



# USE ON REVIEW REPORT

▶ **FILE #:** 7-C-19-UR

**AGENDA ITEM #:** 44

**AGENDA DATE:** 7/11/2019

▶ **APPLICANT:** KING PROPERTIES & DEVELOPMENT

OWNER(S): John King / King Properties & Associates, LLC

TAX ID NUMBER: 78 229

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Beaver Ridge Rd.

▶ **LOCATION:** South side of Beaver Ridge Road, west of Stoneridge Road, south of Oak Ridge Highway

▶ **APPX. SIZE OF TRACT:** 1.23 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Beaver Ridge Road, a local street with a 17' pavement width within a 40' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Grassy Creek

▶ **ZONING:** PR (Planned Residential) -pending

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Attached Residences

4.88 du/ac

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.

SURROUNDING LAND USE AND ZONING: North: Residences - A (Agricultural)  
South: Residences - PR (Planned Residential)  
East: Residences - PR (Planned Residential)  
West: Vacant land and church - A (Agricultural)

NEIGHBORHOOD CONTEXT: The site is located along a section of Oak Ridge Hwy. that includes a mix of residential, institutional and commercial uses

## STAFF RECOMMENDATION:

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

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.

ESTIMATED TRAFFIC IMPACT: 76 (average daily vehicle trips)

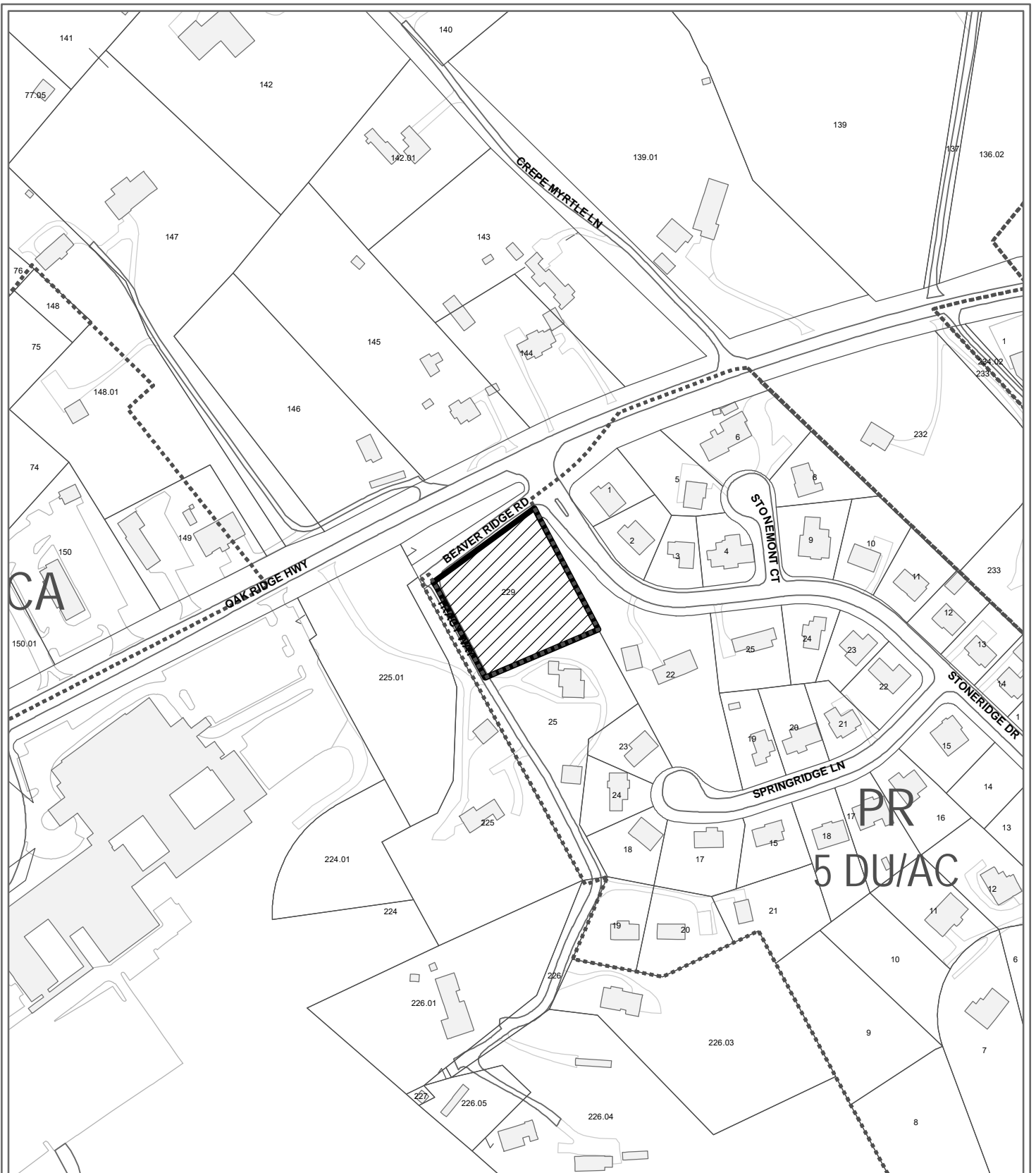
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

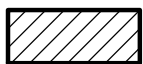
Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**7-C-19-UR  
USE ON REVIEW**



Attached Residences in PR (Planned Residential) - pending

Original Print Date: 6/18/2019  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

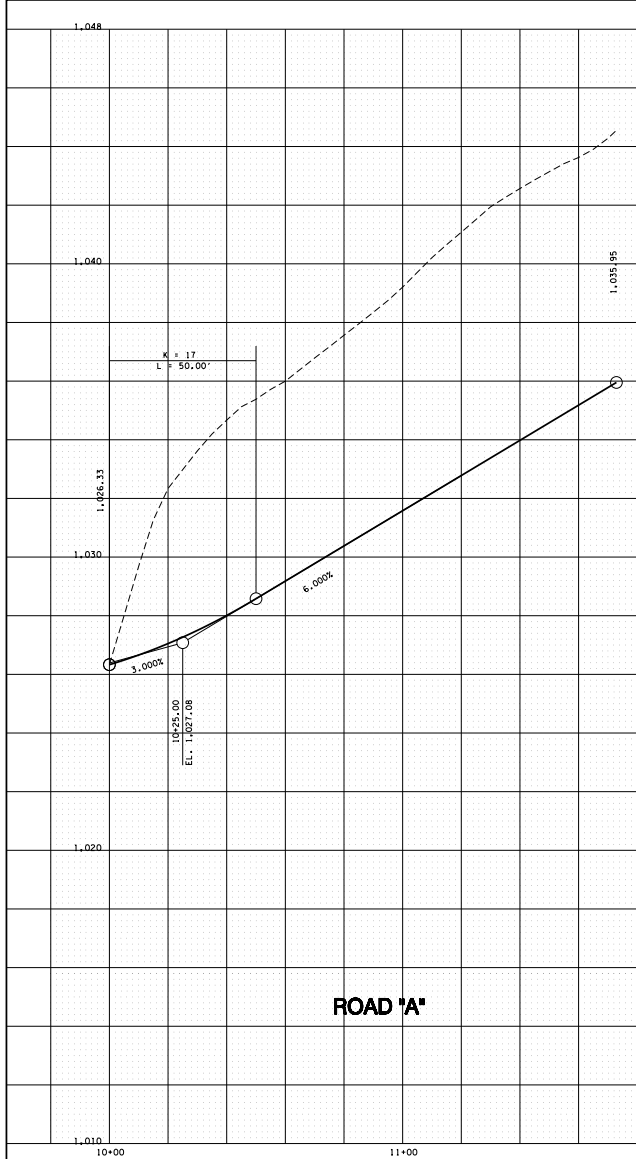
Petitioner: King Properties & Development

Map No: 78

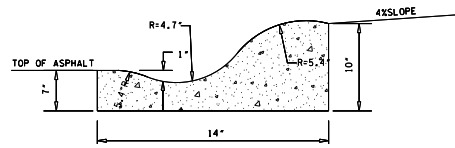
Jurisdiction: County





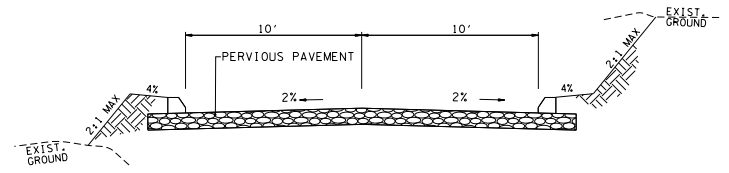


ROAD "A"



**TYPICAL ROLLOVER CURB  
(PRIVATE DRIVE)**

7-C-19-UR  
Revised: 6/20/2019

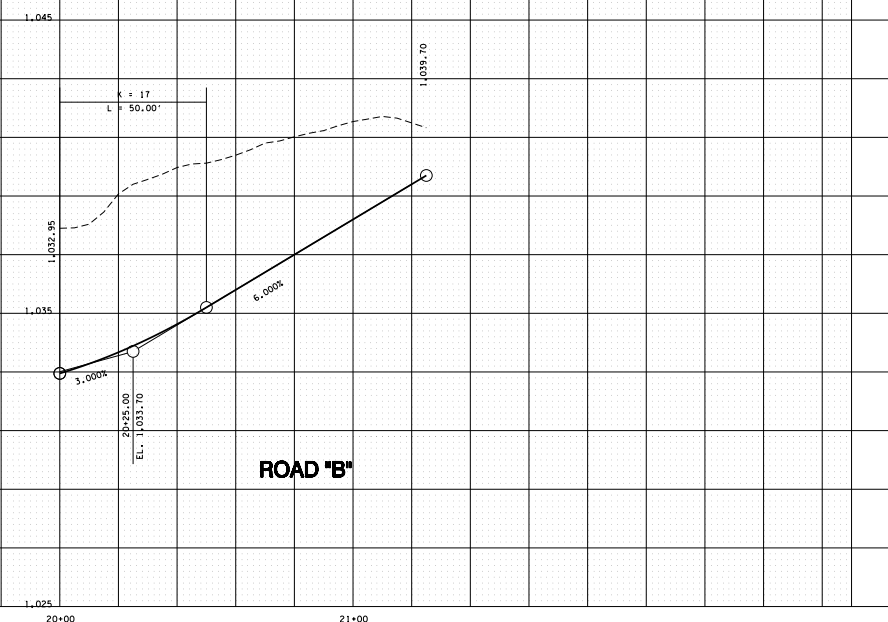


**TYPICAL 2 LANE STREET - PRIVATE DRIVE**

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

• \*D\* MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.



ROAD "B"

NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

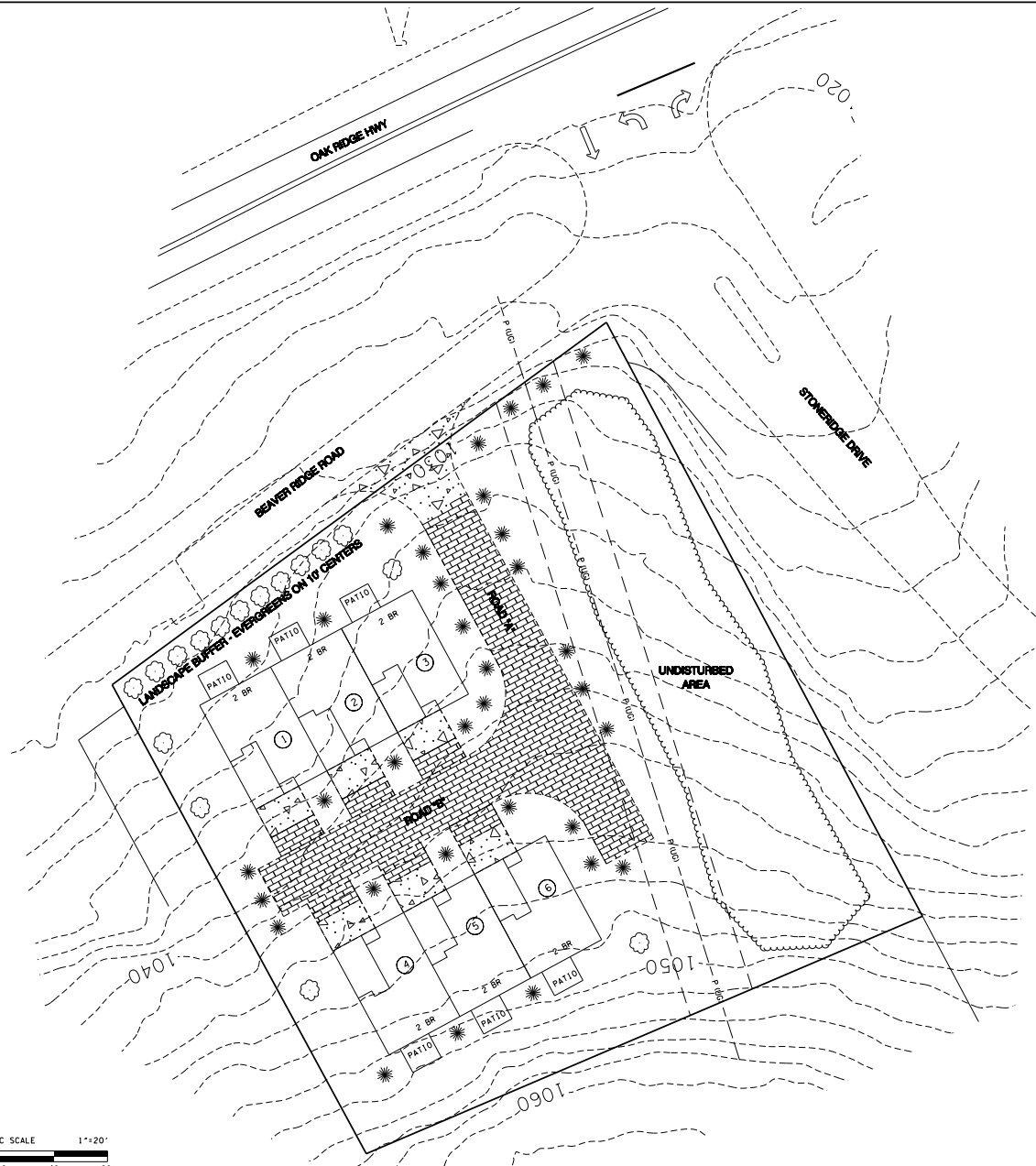

**ROBERT G. CAMPBELL & ASSOC., L.P.**  
 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE

**BEAVER RIDGE TERRACE**  
 USE ON REVIEW



**ROAD PROFILES**

DESIGNED BY <b>GMT</b>	CHECKED BY <b>RGO</b>	SCALE <b>1" = 20' HORIZ. 1" = 2' VERT.</b>	SHEET TWO
DRAWN BY <b>DLB</b>	DATE <b>06-21-19</b>	FILE NO. <b>10566</b>	NO. <b>(2)</b>
OF 3 SHEETS			

N  
 NAD83 (1999)  
 D.A. FACTOR 1.00000



LEGEND

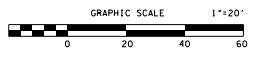
-  PROPOSED TREE PLANTING (TYP)
-  PROPOSED SHRUB PLANTING (TYP)

- NOTES:
- 1) EXISTING TREES INDICATED WILL BE PRESERVED TO THE EXTENT POSSIBLE. OTHER ADDITIONAL EXISTING TREES AND SHRUBS MAY ALSO BE PRESERVED. TREES AND OTHER VEGETATION WILL BE PRESERVED IN THE STREAM BUFFER.
  - 2) NEW PLANTINGS OF TREES WILL BE PROVIDED AT A MINIMUM RATE OF 5 TREES PER ACRE OR 35 TREES.
  - 3) ALL TREES SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL. ANY TREE WHICH FAILS TO SURVIVE SHALL BE REPLACED.
  - 4) BEDDING AREAS WILL BE INSTALLED IN FRONT OF BUILDINGS WITH MULCH COVER OVER TOPSOIL AND DECORATIVE PLANTINGS.
  - 5) TREE PLANTINGS TO INCLUDE THE SPECIES INDICATED AND/OR OTHER SUITABLE SPECIES SUCH AS JAPANESE MAPLE, FLOWERING DOGWOOD, AMERICAN ELMS, & SCOTCH PINE.
  - 6) SHRUBS TO BE PLANTED INCLUDE PFITZER'S JUNIPER AS SHOWN, AND A COMBINATION OF AZALEA, MYRTLE, RHODODENDRON, AND OTHER ORNAMENTAL VARIETIES.
  - 7) REMAINING AREAS WILL BE SEEDED OR SODDED WITH A MIXTURE OF LAWN GRASSES.

7-C-19-UR  
 Revised: 6/20/2019

CLT MAP: 7B  
 PARCEL: 228  
 DEED INSTR. 201804240062931  
 TOTAL ACRES: 1.25  
 NUMBER OF LOTS: 1  
 PROPERTY ZONED: PR (PENDING)

PLANNING SERVICES: 7-C-19-UR



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NO.	DATE	DESCRIPTION	BY	CKD.



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 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE

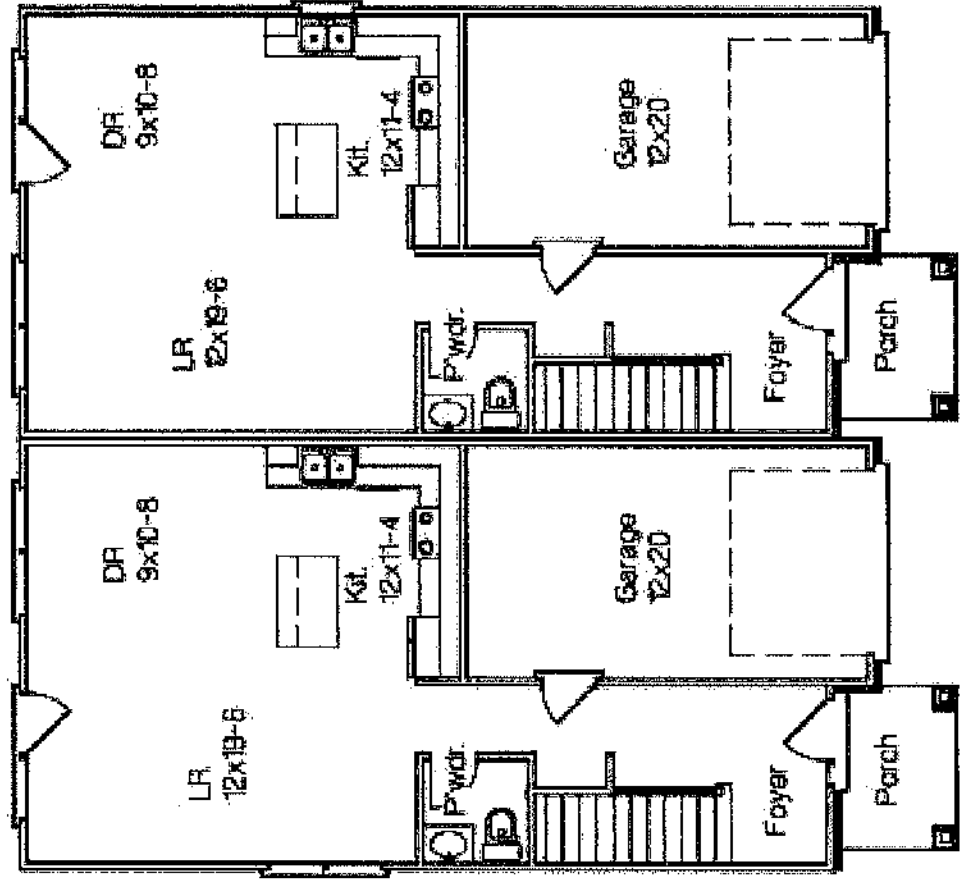
**BEAVER RIDGE TERRACE**  
 USE ON REVIEW

**LANDSCAPING PLAN**

DESIGNED BY	CHECKED BY	SCALE	SHEET THREE
SMY	RCD	1" = 20'	NO. 3
DLB	DATE	FILE NO.	OF 3 SHEETS
	06-21-19	10006	

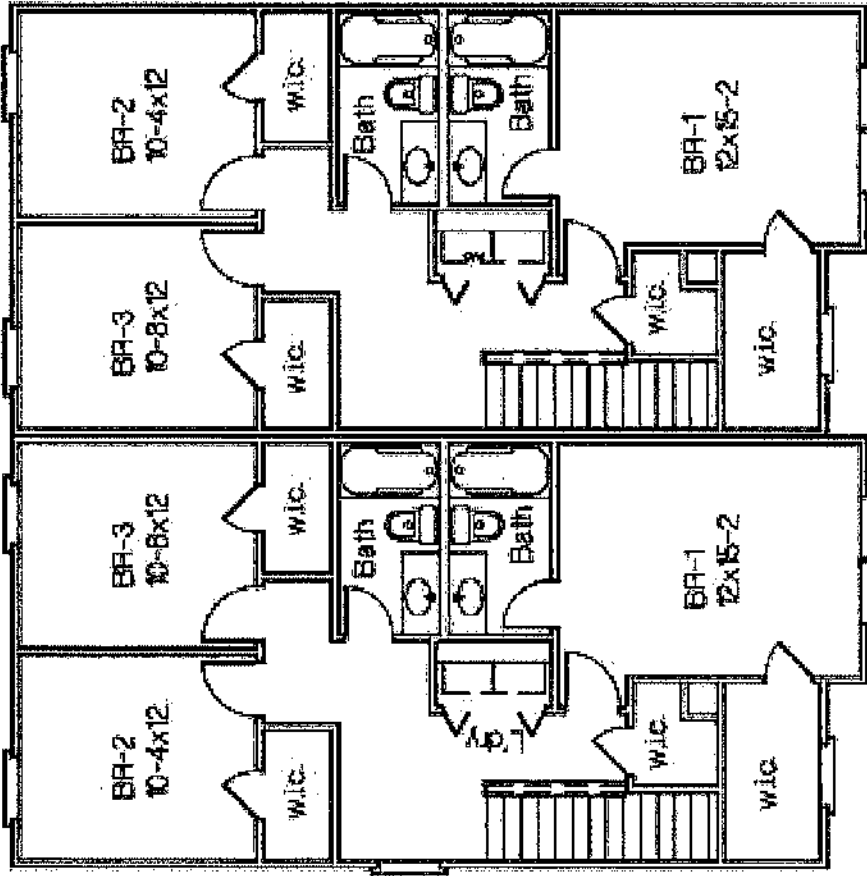
**1488 Sq. Ft.**

Total Living Area Per Unit  
Overall Dimension: 40' x 46'



**Main Floor**

624 Sq. Ft. Living Area

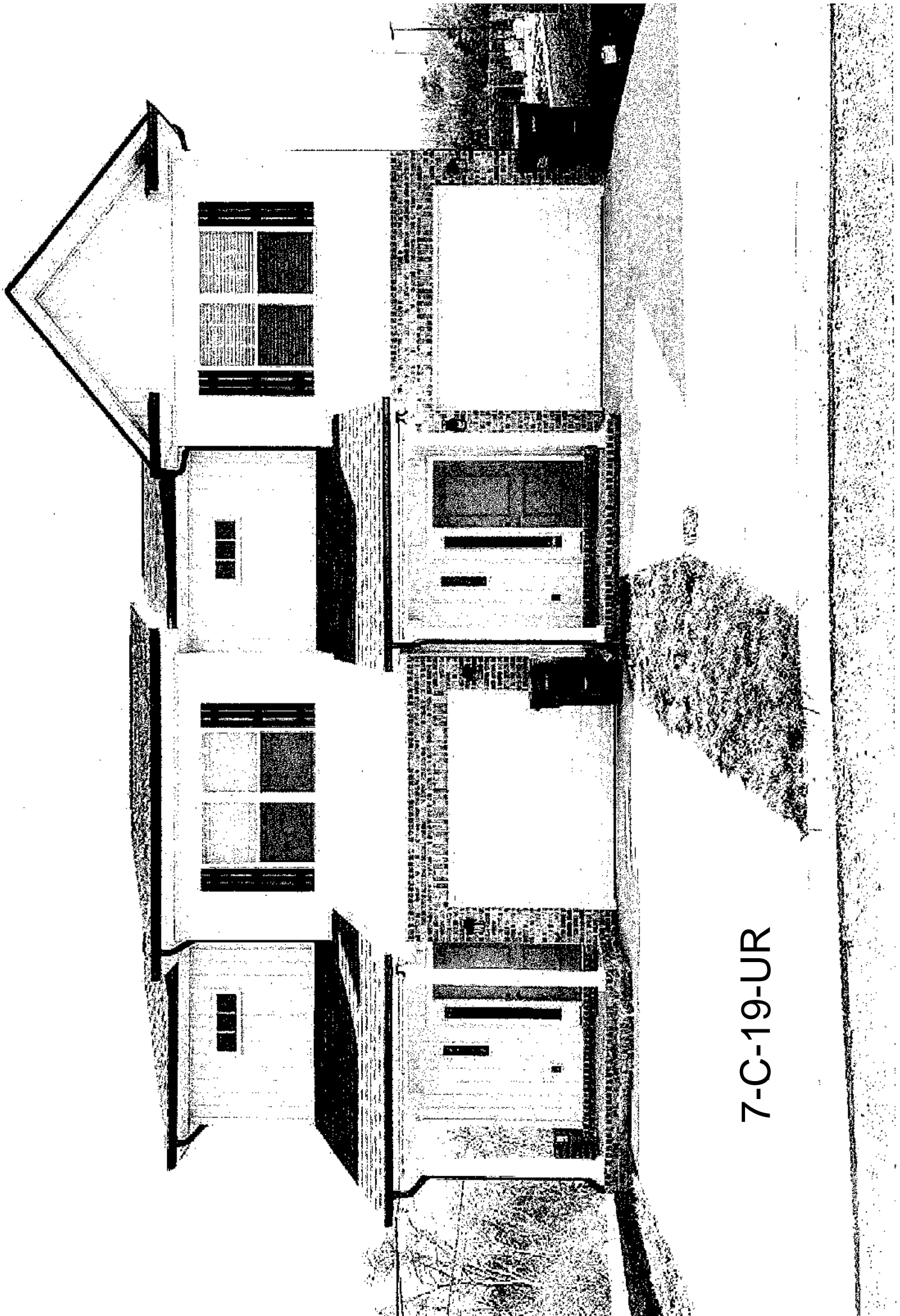


**Second Floor**

864 Sq. Ft. Living Area

7-C-19-UR





7-C-19-UR

Use on Review Development Plan

Name of Applicant: King Properties & Development

Date Filed: 5/22/19 Meeting Date: 7/11/19

Application Accepted by: M. Payne

Fee Amount: File Number: Development Plan

Fee Amount: 1200.00 File Number: Use on Review 7-C-19-UR



5704 Beaver Ridge Rd west of Stoneridge Road 5 of Oak Ridge Hwy

PROPERTY INFORMATION

Address: 5704 Beaver Ridge Road

General Location: South side of Beaver Ridge Road

Tract Size: 1.23 acres No. of Units: 6

Zoning District: PR (Pending)

Existing Land Use: Undeveloped Land - Vacant

Planning Sector: Northwest County

Sector Plan Proposed Land Use Classification: LDR

Growth Policy Plan Designation: Planned

Census Tract: 60.02

Traffic Zone: 247 208

Parcel ID Number(s): 078 229

Jurisdiction: County Commission 6th District

PROPERTY OWNER/OPTION HOLDER

Name: John M. King

Company: King Properties & Development, LLC

Address: 531 Callahan Drive, Suite 103

City: Knoxville State: TN Zip: 37912

Telephone: (865) 560-9401

Fax:

E-mail: jking@kingrealestateservices.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

Name: Garrett Tucker

Company: Robert Campbell & Associates

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: (865) 947-5996

Fax: (865) 947-7556

E-mail: gtucker@rgc-a.com

APPROVAL REQUESTED

Development Plan: X Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

Name: John M. King

Company: King Properties & Development, LLC

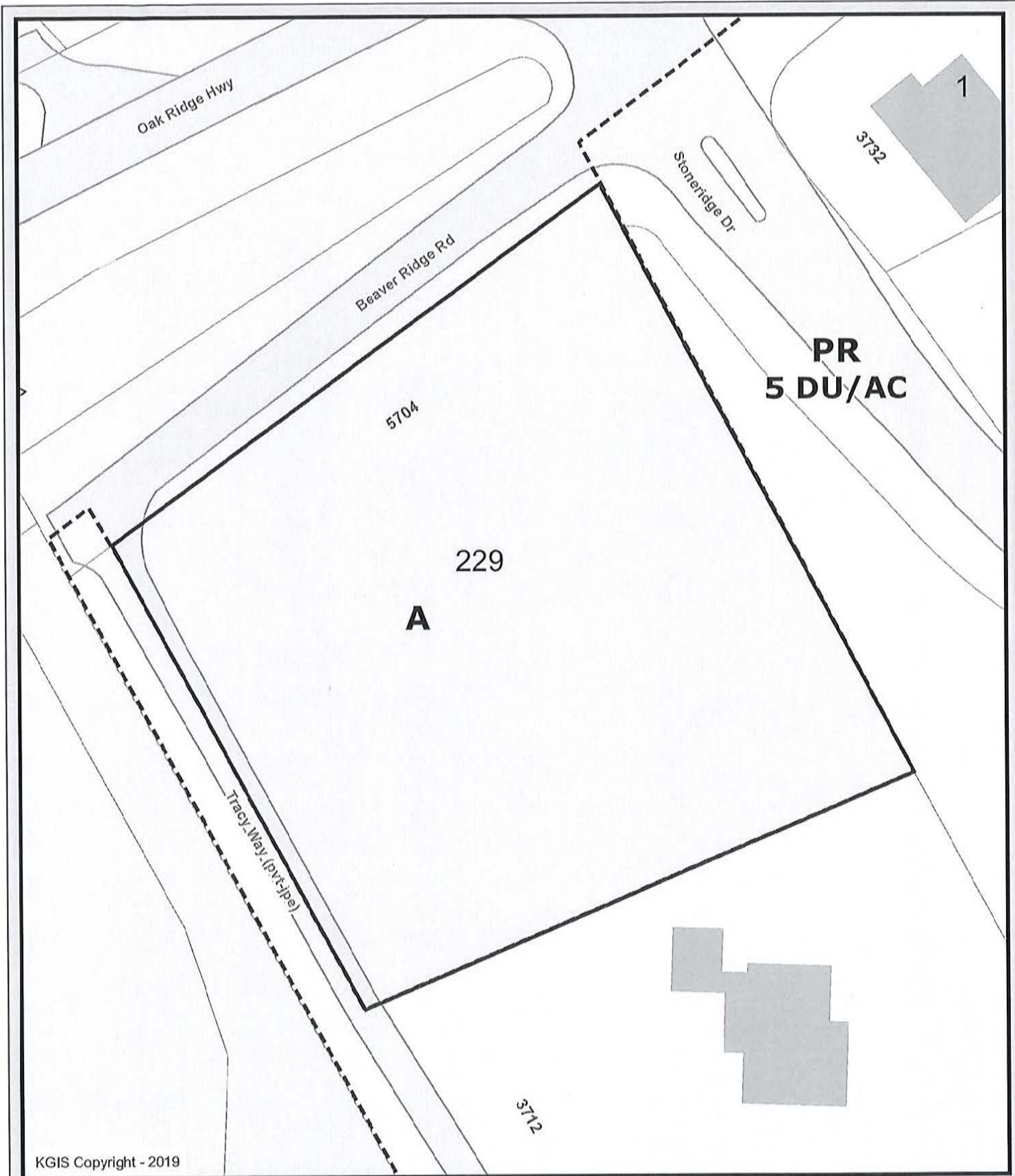
Address: Same as above

City: State: Zip:

Telephone:

E-mail:





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### Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 5/22/2019 at 2:31:36 PM



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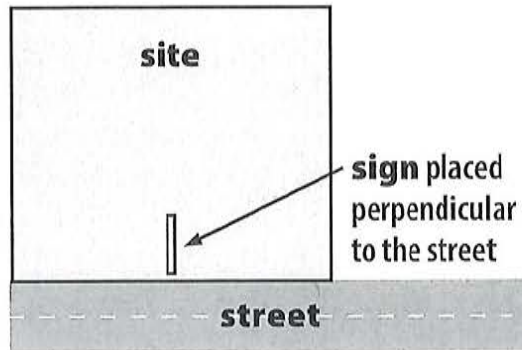
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

6/26/19 and 7/12/19  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Jane F. Campbell

Printed Name: Jane F. Campbell

Phone: 5-22-19 Email: \_\_\_\_\_

Date: 865-947-5996

File Number: 7-C-19-UR