



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 3-A-25-DP

AGENDA ITEM #: 50

AGENDA DATE: 3/13/2025

▶ **APPLICANT:** LEAH METCALF

OWNER(S): Tim Addis

TAX ID NUMBER: 67 055

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 2514 W BEAVER CREEK DR

▶ **LOCATION:** South side of W Beaver Creek Dr, northeast of Clinton Hwy

▶ **APPX. SIZE OF TRACT:** 3.233 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W Beaver Creek Drive, a major collector street with a pavement width that varies from 20 ft to 26 ft within a right-of-way width that varies from 61 ft to 70 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

▶ **ZONING:** PR (Planned Residential) up to 12 du/ac

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** 3 single family residential lots

DENSITY PROPOSED: 0.92 du/ac

HISTORY OF ZONING: In 2002, the property was rezoned from OB (Office, Medical, and Related Services) and A (Agricultural) to PR (Planned Residential) up to 12 du/ac (2-C-02-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 3.5 du/ac, I (Industrial)

South: Agriculture/forestry/vacant land - A (Agricultural)

East: Public/quasi public land (KUB facility), agriculture/forestry/vacant land - A (Agricultural), OB (Office, Medical, and Related Services)

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This section of W Beaver Creek Drive features a mix of single-family and multifamily subdivisions, commercial, industrial, and office uses with large tracts of vacant land. The subject property lies approximately 0.3 miles from the Clinton Highway commercial corridor to the west and Beaver Creek to the north. The Crown College, Temple Baptist Academy, and the Angora Frog Farm trails lie within 0.3 miles to the east.

STAFF RECOMMENDATION:

► **Approve the development plan for up to 3 single family lots and peripheral boundary reduction from 35 ft to 15 ft on the western, southern, and eastern property lines, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County zoning ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

COMMENTS:

This proposal is for 3 new lots. The 2 existing houses on W Beaver Creek Dr will be subdivided onto individual lots, each with around 10,000 sq ft, and a 2.757 acre single family lot will be created south of the creek. The existing houses will continue to share a driveway on W Beaver Creek Dr, and the larger lot in the rear will be accessed from a 25-ft access strip.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

- A. The property is zoned PR (Planned Residential) with a density of up to 12 du/ac. The site contains approximately 3.233 acres. The 3-lot single family subdivision will bring the development density to 0.92 du/ac.
- B. The peripheral boundary in the PR zone can be reduced to 15 ft by the Planning Commission if the property is adjacent to properties zoned A and PR, which is the case here.. Due to the small size of the lot, the applicant is requesting a reduction to 15 ft along the western, eastern, and southern boundaries. The northern boundary line along W Beaver Creek Dr with the existing houses will remain 35 ft.
- C. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

- A. The property's place type is TN (Traditional Neighborhood) on the Future Land Use Map. Traditional Neighborhoods are areas that feature a mix of housing ranging from single family to townhomes and small multifamily buildings. The development plan proposes 3 single family lots. Lots 1 and 2 are approximately 10,000 sq ft each. Lot 3 is 2.757 acres.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. This development is consistent with Implementation Policy 2, ensure that development is sensitive to existing community character. The 3 single family lots are similar in size to the existing single family and rural residential lots in the area.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- A. The property is within the Planned Growth Area. The purposes of the Planned Growth area designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 40 (average daily vehicle trips)

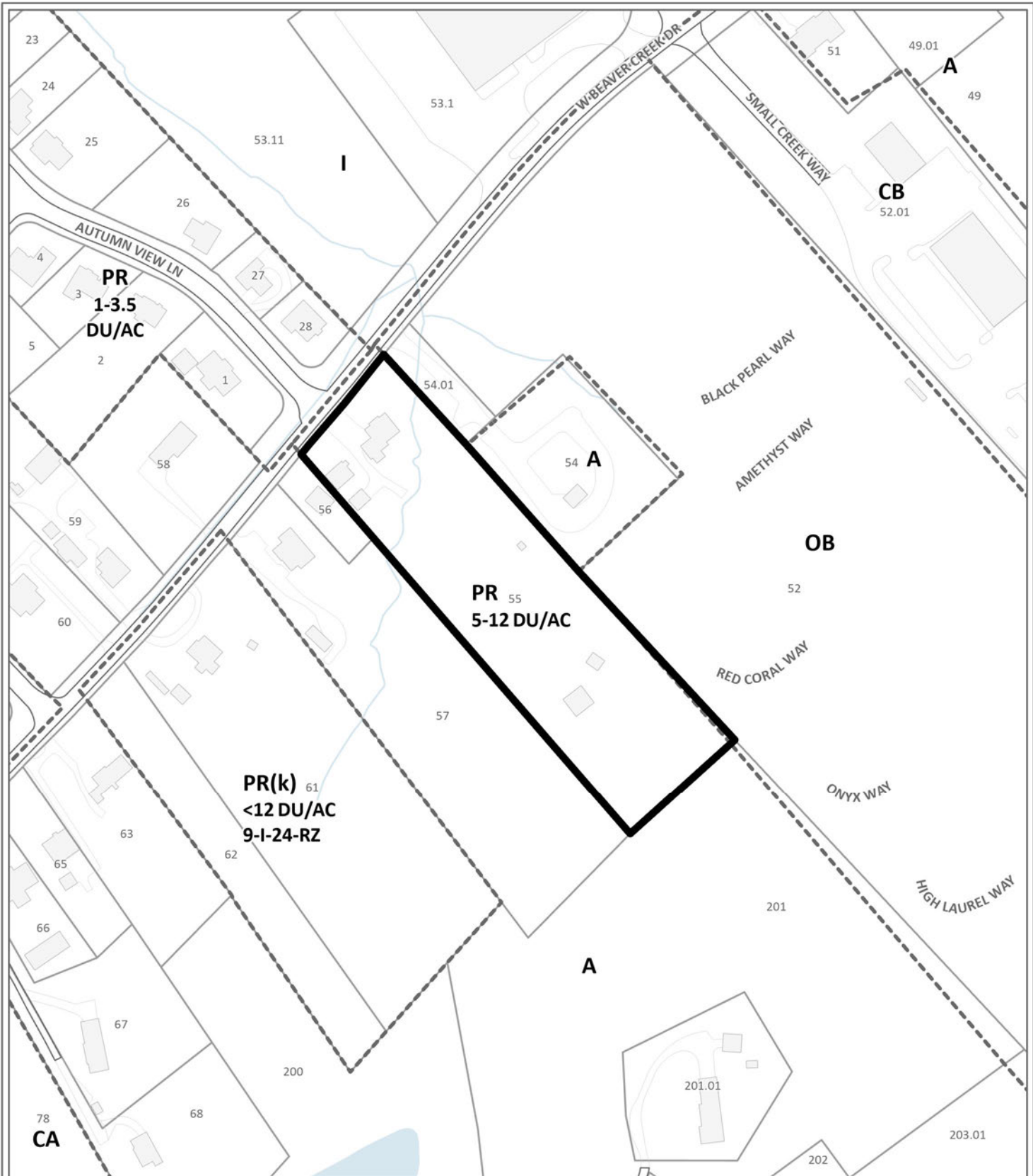
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public school children, grades K-12)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell 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 development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



DEVELOPMENT PLAN

3-A-25-DP

Petitioner: Leah Metcalf



3 residential lots in PR (Planned Residential), 5-12 DU/AC

Map No: 67

Jurisdiction: County

Original Print Date: 2/4/2025

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

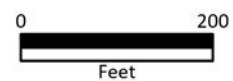
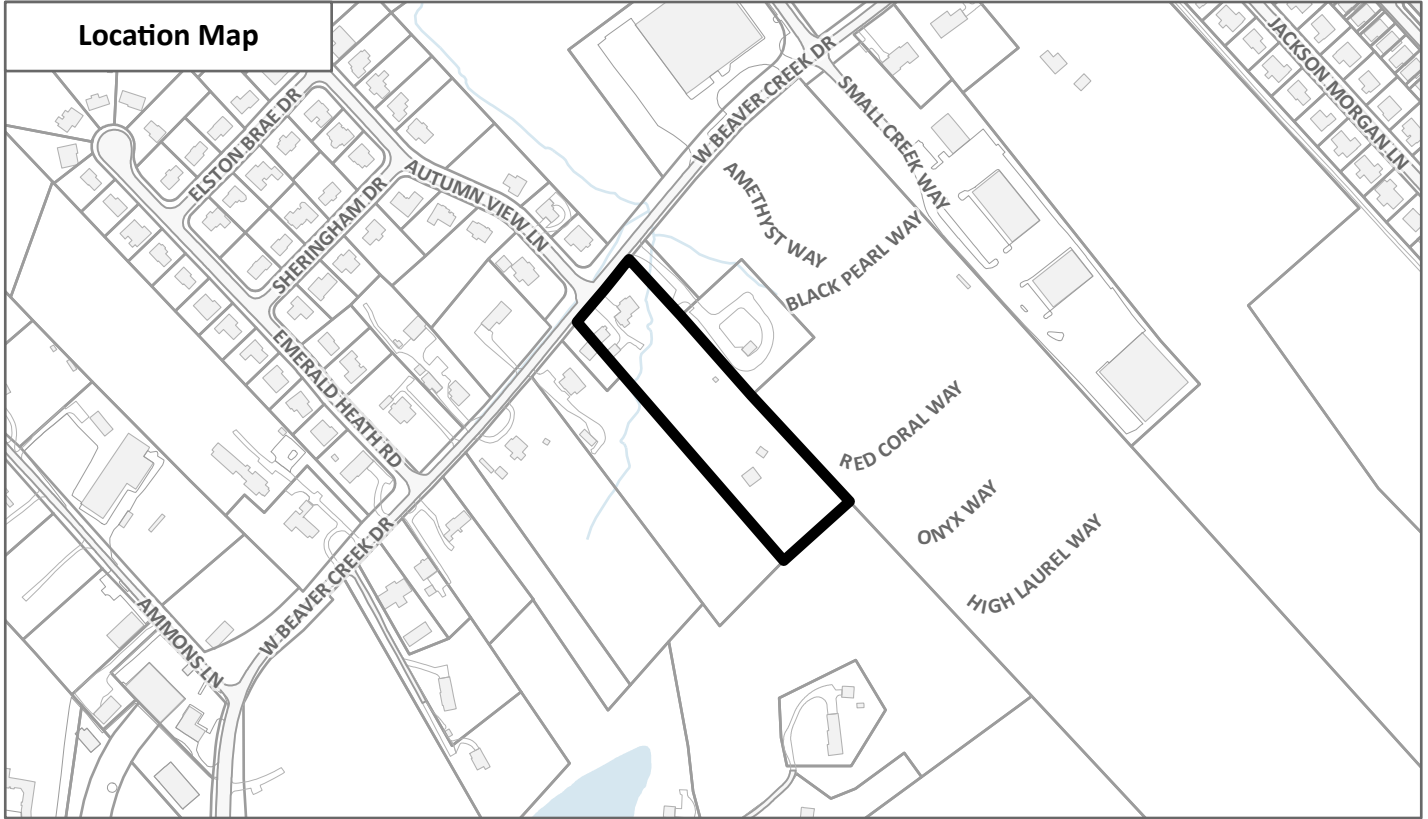


Exhibit A. Contextual Images

Location Map



Aerial Map

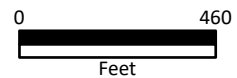


CONTEXTUAL MAPS 1

3-A-25-DP



Case boundary





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

Leah Metcalf

Applicant Name	Affiliation	
01/06/2025	03/13/2025	File Number(s)
Date Filed	Meeting Date (if applicable)	3-A-25-DP

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Leah Metcalf	Atlas Survey & Mapping, LLC		
Name	Company		
7016 Maize Dr	Knoxville	TN	37918
Address	City	State	ZIP
865-248-2424	[Redacted]		
Phone	Email		

CURRENT PROPERTY INFO

Tim Addis	2520 W Beaver Creek Dr, Knoxville	865-556-7057
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
2514 W Beaver Creek Dr	067 055	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify)

Other (specify)

SUBDIVISION REQUEST

SUBDIVISION OF ADDIS PROPERTY

Related Rezoning File Number

Proposed Subdivision Name

Combine Parcels
 Divide Parcel

3

Unit / Phase Number

Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify)

STAFF USE ONLY

PLAT TYPE

Staff Review
 Planning Commission

ATTACHMENTS

Property Owners / Option Holders
 Variance Request
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

AUTHORIZATION

By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.



Digitally signed by Leah Metcalf
Date: 2025.01.07 09:57:00 -06'00'

Leah Metcalf

1/7/25

Applicant Signature

Print Name / Affiliation

Date

865-248-2424

Phone Number

Email

Type text here



TIM ADDIS

1/7/25

Property Owner Signature

Please Print

Type Date Paid

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

02/28/2025

Date to be Posted

03/14/2025

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting



Applicant Signature

TIM ADDIS
Applicant Name

1/9/25
Date

3-A-25-DP

FILE NUMBER