

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 1-SE-23-C                      Related File Number: 1-D-23-DP  
Application Filed: 11/28/2022              Date of Revision:  
Applicant: TRANTANELLA CONSTRUCTION

## PROPERTY INFORMATION

General Location: South side of E. Beaver Creek Drive, west of Dry Gap Pike  
Other Parcel Info.:  
Tax ID Number: 47 233                      Jurisdiction: County  
Size of Tract: 6.59 acres  
Accessibility: Access is via E Beaver Creek Dr, a major collector with a 20-ft pavement width within a 70-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential  
Surrounding Land Use: North: Residences - PR (Planned Residential)  
South: Vacant land - PR (Planned Residential)  
East: Residences and vacant land - A (Agricultural)  
West: Residences - A (Agricultural)  
Proposed Use: Detached residential subdivision                      Density:  
Sector Plan: North County                      Sector Plan Designation: LDR (Low Density Residential)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 1108 E BEAVER CREEK DR  
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:** LDR (Low Density Residential)

**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** O.T. Tindell Farm Subdivision

**No. of Lots Proposed:** 30                      **No. of Lots Approved:** 0

**Variances Requested:** 1. Reduction of the vertical curve length on road A at STA 0+80 from 229.5" to 140' (K value from 25 to 15.3).

**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.):** Approve the requested variance based on the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 6 conditions.

**Staff Recomm. (Full):**

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
- 3) 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 for any alteration to the existing pond and designated wetland on the site. The final determination regarding the proposed alteration of these features may require a modification of the layout of the subdivision.
- 4) Obtaining any off-site drainage easement that may be required for the discharge from the stormwater pond located between Lots 18 and 19.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

**Comments:** A concept for this site was initially approved 7-11-19 after being postponed once. The concept eventually expired after one year of no build. The new proposal is very similar.

The applicant is proposing to subdivide this 6.59 acre tract into 30 detached residential lots at a density of 4.4 du/ac. The original proposal was for 31 lots at density of 4.7 du/ac. The property is located on the south side of E Beaver Creek Dr. just west of Dry Gap Pike. The subdivision will be in alignment with Calla Crossing Ln. which serves a subdivision on the north side of E. Beaver Creek Dr.

Since the site is located within the Parent Responsibility Zone, sidewalks will be required along E. Beaver Creek Dr. Crosswalk at entrance will need to meet ADA requirements maximum 2% slope. The original proposal included sidewalks within the development; though, the current ordinance does not require sidewalks.

**Action:** Approved with Conditions

**Meeting Date:** 1/12/2023

**Details of Action:**

**Summary of Action:** Approve the requested variance based on the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 6 conditions.

**Date of Approval:** 1/12/2023

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**