

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 2-SE-26-C **Related File Number:**
Application Filed: 12/30/2025 **Date of Revision:**
Applicant: NATHAN W SILVUS, PE

PROPERTY INFORMATION

General Location: Northwest side of E Beaver Creek Dr, southeast of E Emory Rd
Other Parcel Info.:
Tax ID Number: 57 11301, 114 **Jurisdiction:** County
Size of Tract: 41.23 acres
Accessibility: Access would be via E Beaver Creek Drive, a major collector with a pavement width of 19 ft within a 60-ft right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Commercial, public parks- CA (General Business), F (Floodway) in the County, C-R-2 (Regional Commercial), F (Floodplain Overlay) in the City
South: Multifamily residential, single family residential - PR (Planned Residential) up to 8 du/ac, RA (Low Density Residential), PR (Planned Residential) up to 12 du/ac, RB (General Residential) in the County
East: Agriculture/forestry/vacant land - PR (Planned Residential) up to 5 du/ac
West: Rural residential, single family residential - PR (Planned Residential) up to 3 du/ac, A (Agricultural), F (Floodway)
Proposed Use: New Public Road **Density:**
Planning Sector: North County **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 525 E BEAVER CREEK DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business), F (Floodway), RA (Low Density 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: Public road for a townhome development

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

Variances Requested: Reduce the corner radius on a public road in a commercial zone from 75 ft to 25 ft.

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.): Withdraw the request as requested by the applicant.

Staff Recomm. (Full):

Comments:

Action: Withdrawn

Meeting Date: 2/12/2026

Details of Action:

Summary of Action:

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 2/12/2026

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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: