CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



Application Filed: 8/11/2022 **Date of Revision:**

Applicant: ROBERT G. CAMPBELL AND ASSOCIATES



PROPERTY INFORMATION

General Location: North side of W. Beaver Creek Dr, north of Beelertown Rd

Other Parcel Info.:

Tax ID Number: 56 P/O 133 **Jurisdiction:** County

Size of Tract: 12.5 acres

Accessibility: Access is via W Beaver Creek Drive, a maor arterial with a pavement width of 21-ft within a right-of-

way width of 40-ft

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use: North: Agriculture/forestry/vacant, Mobile home park -- A (Agricultural), OB (Office, Medical and

Related Services)

South: Single family residential -- OB (Office, Medical and Related Services), RA (Low Density

Residential)

East: Agriculture/forestry/vacant -- A (Agricultural)

West: Agriculture/forestry/vacant -- RA (Low Density Residential), A (Agricultural)

Proposed Use: Attached residential subdivision Density: 4.8 du/ac

Sector Plan: North County Sector Plan Designation: LDR (Low Density Residential), SP (Stream Protec

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 1331 W 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:

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PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), SP (Stream Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: The Villas of Beaver Creek

No. of Lots Proposed: 60 No. of Lots Approved: 0

Variances Requested: VARIANCES

1.Reduce the minimum horizontal radius from 100' to 92.5' on Road B

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC

WORKS APPROVAL

** See attached variance and alternative design request form

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the requested variance based on the recommendations of the Knox County Department of

Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 7 conditions.

Staff Recomm. (Full):

1) Connection to sanitary sewer and meeting other relevant utility provider requirements.

2) Provision of street names consistent with the Uniform Street Naming and Addressing System within

Knox County (County Ord. 91-1-102).

3) Providing the minimum floor elevation on the final plat for any lots below the 500-year floodplain elevation, as required by Knox County Engineering and Public Works during the design plan phase.

4) The driveways for lots 14 and 15 must be located away from the "For Future Access" reservation (common area). The location of the driveways shall be approved by Knox County Engineering and

Public Works during the design plan phase and shown on the plat.

5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to averaging the outer stream buffer and the applicable requirements

of the No Fill Line.

6) Providing a turnaround at the end of Road 'A' and the driveway connection for the mobile home

park must meet the requirements of Knox County Engineering and Public Works.

7) 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: This proposal is a 60-lot lot subdivision, with 59 lots for attached houses and one lot for the existing

house that will remain. The subject portion of the property zoned PR is 12.5 acres and was rezoned from A to PR (Planned Residential) up to 5 du/ac in May 2022 (4-U-22-RZ). The proposed density is 4.8 du/ac, excluding the A (Agricultural) zoned portion of the property. There is an existing mobile home park with 11-12 units in the middle of the property, outside of the proposed subdivision, that will

remain and will maintain access with a driveway connection to the end of Road 'A'.

The Concept Plan shows additional right-of-way being dedicated along the W. Beaver Creek Drive frontage. During the design plan phase, Knox County will determine if right-of-way dedication is

warranted in this location, for this proposed development.

Action: Approved Meeting Date: 9/8/2022

Details of Action:

Summary of Action: Approve the requested variance based on the recommendations of the Knox County Department of

Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 7 conditions.

Date of Approval: 9/8/2022 Date of Denial: Postponements:

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| Date of Withdrawal: | Withdrawn prior to publication?: Action Appealed?: |
|------------------------------------|--|
| LEGISLATIVE ACTION AND DISPOSITION | |
| _egislative Body: | |
| Date of Legislative Action: | Date of Legislative Action, Second Reading: |
| Ordinance Number: | Other Ordinance Number References: |
| Disposition of Case: | Disposition of Case, Second Reading: |
| f "Other": | If "Other": |

Amendments:

Effective Date of Ordinance:

Date of Withdrawal:

Amendments:

Date of Legislative Appeal:

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