

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 6-D-17-UR **AGENDA ITEM #:** 65
 POSTPONEMENT(S): 6/8/2017 **AGENDA DATE:** 7/13/2017
 ▶ **APPLICANT:** **DARREN F. GREEN**
 OWNER(S): Darren F. Green

TAX ID NUMBER: 47 183 [View map on KGIS](#)
 JURISDICTION: County Commission District 7
 STREET ADDRESS: 623 E Beaver Creek Dr
 ▶ **LOCATION:** **North side of E Beaver Creek Dr, west of Rhyne Ln.**
 ▶ **APPX. SIZE OF TRACT:** **7 acres**
 SECTOR PLAN: North County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via E. Beaver Creek Dr., a major collector street with 20' of pavement width within 50' of right-of-way.
 UTILITIES: Water Source: Hallsdale-Powell Utility District
 Sewer Source: Hallsdale-Powell Utility District
 WATERSHED: Beaver Creek

▶ **ZONING:** **PR (Planned Residential) pending**
 ▶ **EXISTING LAND USE:** **Residences, vacant land**
 ▶ **PROPOSED USE:** **Attached residential development.**
 4 du/ac
 HISTORY OF ZONING: On 5/11/2017, MPC recommended PR < 2 du/ac. County Commission will consider this rezoning on 6/26/2017.
 SURROUNDING LAND USE AND ZONING: North: Vacant land, rural residential / CA (General Business) & PR (Planned Residential)
 South: E. Beaver Creek Dr., houses / RA (Low Density Residential)
 East: Houses / RA (Low Density Residential)
 West: Vacant land / CA (General Business)
 NEIGHBORHOOD CONTEXT: This area is developed primarily with low and medium density residential uses under RA, RB and PR zoning. There is a large tract of CA-zoned property to the north that is currently undeveloped.

STAFF RECOMMENDATION:

- ▶ **APPROVE the Development Plan for up to 28 attached dwellings and the reduction of the peripheral boundary setback from 35' to 25' except as provided in the staff comments, subject to 7 conditions.**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
 3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

4. Revising the private roadway to a minimum width of 22' and all driveways to a minimum depth of 20', with review and approval by MPC and Knox County Engineering staff before design plan approval. Any dwelling unit that must be moved to accommodate this roadway width and driveway depth shall be reviewed and approved by MPC staff.
5. Revising the development plan to include a typical road cross section.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Establishing a property owners association that will be responsible for the maintenance of the common areas, drainage system and any recreational amenities.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

COMMENTS:

Staff is recommending that peripheral setback reduction from 35' to 25' be approved with the exception of the portion of the north and west property lines that are adjacent to the CA zoned property (parcel 057-113.01). This to the rear of the property and west of the detention area.

The applicant is proposing 28 attached residential units on 7 acres at a density of 4 du/ac. The Planning Commission recommended rezoning the property to PR (Planned Residential) at a density of up to 2 du/ac, however, County Commission approved the requested density of 4 du/ac. A private street will serve the proposed development with access to E. Beaver Creek Dr. The applicant has requested a reduction of the peripheral setback from 35' to 25', however, the peripheral setback cannot be reduced adjoining the commercial zoning. At the end of the proposed the cul-de-sac road there are dwellings proposed on both sides of the road, however, this may not be possible once with the 35' peripheral setback which is required behind units 25-28. These units may need to modified so they are not as deep or moved to the end of the cul-de-sac.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed attached residential development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with the scale and intensity of development that has occurred in this area.
3. The proposed attached residential development at a density of 4 du/ac is consistent in use and density with the zoning for the property.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use in is harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes low density residential uses for this site. The proposed development at a density of 4 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 304 (average daily vehicle trips)

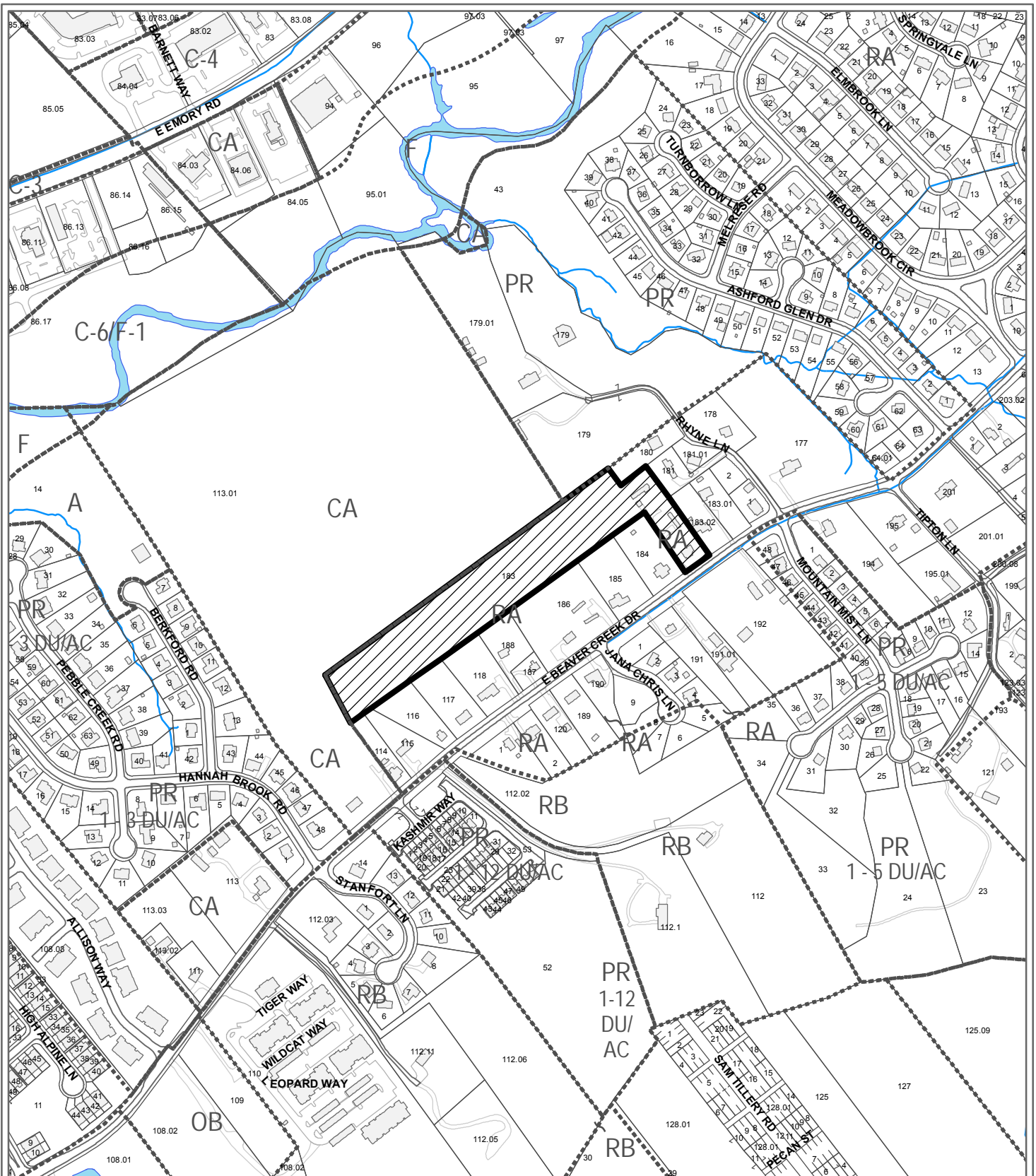
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 3 (public school children, ages 5-18 years)

Schools affected by this proposal: Brickey-McCloud Elementary, Powell Middle, and Central High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. 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.

MPC'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 an MPC decision in the County.



**6-D-17-UR
USE ON REVIEW**



Attached residential development. in PR (Planned Residential)

Original Print Date: 5/17/2017
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Green, Darren F.

Map No: 47

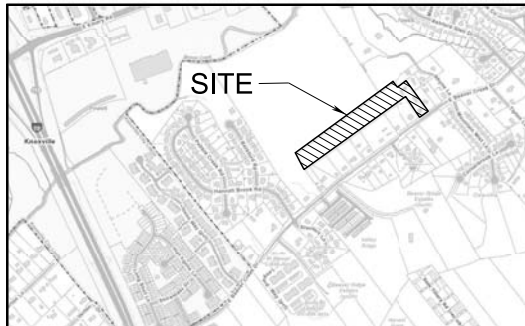
Jurisdiction: County



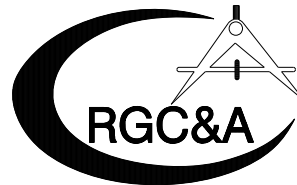
USE ON REVIEW
E BEAVER CREEK CONDOS
623 E BEAVER CREEK DRIVE
DISTRICT NO. 7
CLT: 047
PARCEL: 183

ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

DEVELOPER:
DARREN F. GREEN
7200 THORNBROOK DRIVE
KNOXVILLE, TN 37849
(865) 740-6961
dfgreen1972@gmail.com



LOCATION MAP



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

6-D-17-UR
Revised: 6/30/2017

SPECIAL NOTES:

- 1) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- 2) THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.
- 3) ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY THROUGH THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITEE.
- 4) LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER WILL BE PICKED UP PRIOR TO ANTICIPATED STORM OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGE.

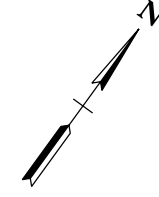
CURVE DATA

CURVE RDA1	CURVE RDA2	CURVE RDA3
P.I. 15+29.41	P.I. 18+08.33	P.I. 18+57.13
PC 14+26.81	PC 17+57.99	PC 18+46.79
PT 15+86.46	PT 18+18.59	PT 18+67.40
Δ 91° 28' 29" (RT)	Δ 11° 48' 20" (LT)	Δ 11° 48' 20" (RT)
D 57° 17' 45"	D 57° 17' 45"	D 57° 17' 45"
R 100.000	R 100.000	R 100.000
L 159.653	L 20.605	L 20.605
T 102.607	T 10.339	T 10.339



DEVELOPER:
 DARREN F. GREEN
 7200 THORNBrook DRIVE
 KNOXVILLE, TN 37849
 (865) 740-6961
 dfgreen1972@gmail.com

ENGINEER:
 ROBERT G. CAMPBELL
 AND ASSOCIATES
 7523 TAGGART LANE
 KNOXVILLE, TN 37938
 PHONE: (865) 947-5996
 FAX: (865) 947-7556

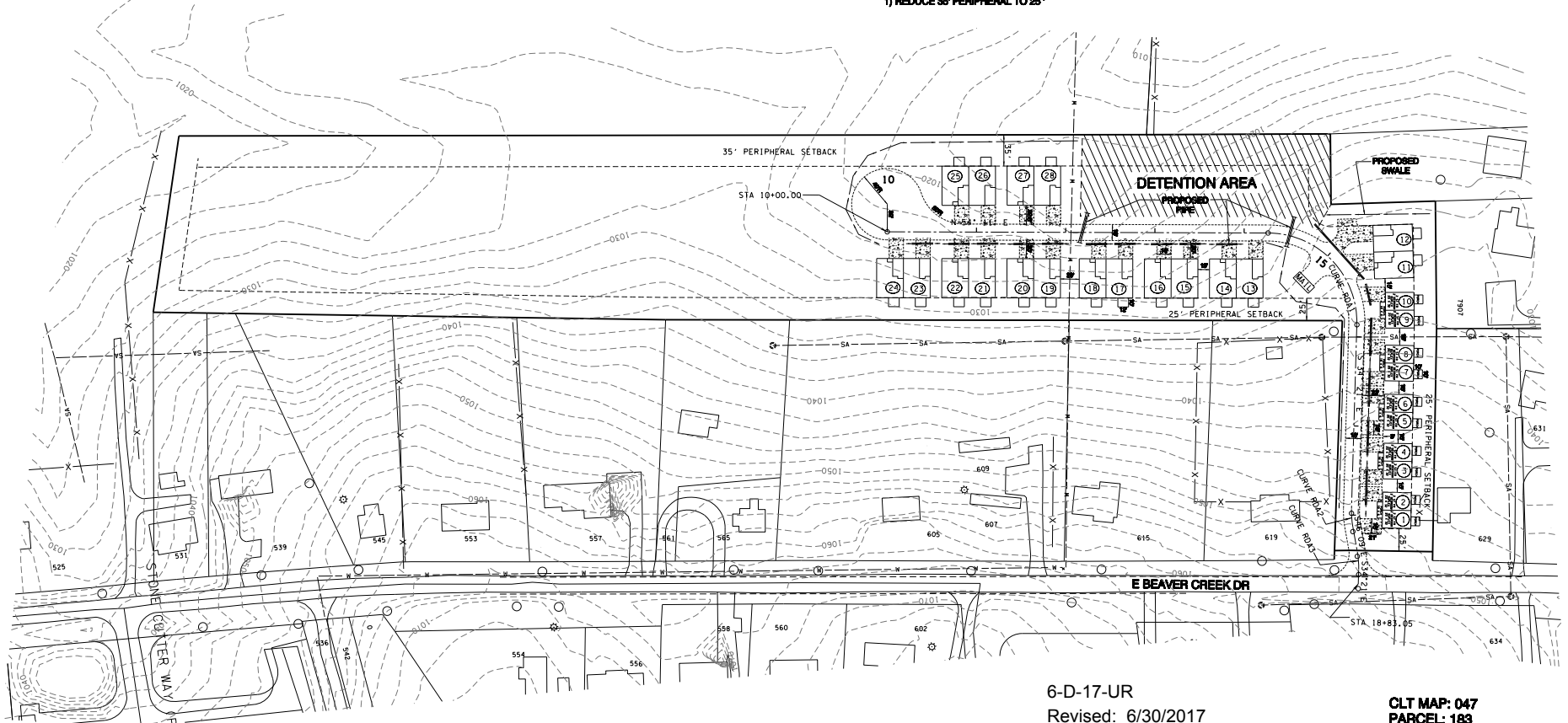


NOTES:

- 1) EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
- 2) SIGHT DISTANCE OF 400 FT IS AVAILABLE IN EACH DIRECTION ALONG E BEAVER CREEK DRIVE.
- 3) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
- 4) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED.
- 5) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- 6) A 15" SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE, 7.5' EACH SIDE AS INSTALLED.
- 7) ELECTRICAL SERVICE TO BE INSTALLED WITH OVERHEAD LINES.

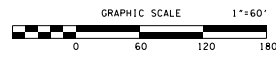
VARIANCES:

- 1) REDUCE 35' PERIPHERAL TO 25'



6-D-17-UR
 Revised: 6/30/2017

CLT MAP: 047
PARCEL: 183
DEED REFERENCE: 20170320-0067130
TOTAL AREA: 7.0 ACRES
NUMBER OF UNITS: 28
PROPERTY ZONED: PR 1-4 (PENDING)



MPC FILE NUMBER:

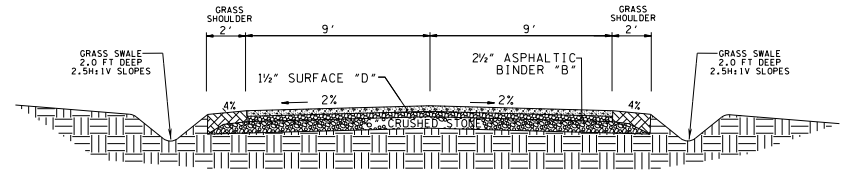
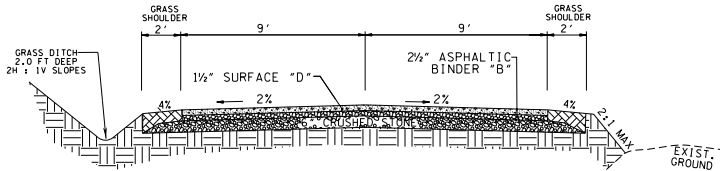
NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

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

GREEN ESTATES
 USE ON REVIEW

GENERAL LAYOUT
PLAN VIEW

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 60'	SHEET TWO NO. 2
DRAWN BY JER	DATE 06/22/17	FILE NO. 17038	OF SIX SHEETS

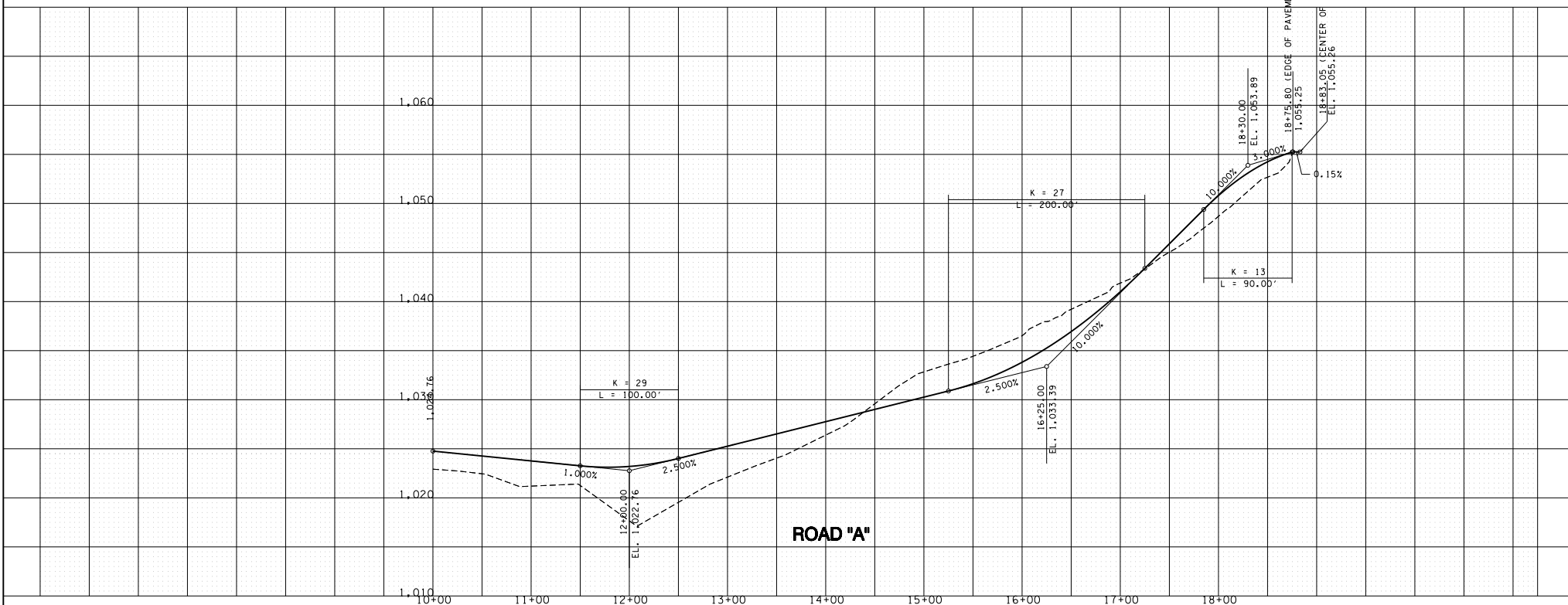


**TYPICAL 2 LANE STREET
PRIVATE DRIVE**

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.)

6-D-17-UR
Revised: 6/30/2017



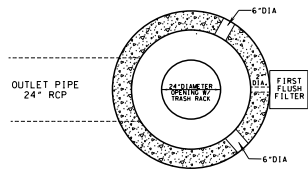
NO.	DATE	DESCRIPTION	BY	CKD.

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

E BEAVER CREEK DRIVE CONDOS
USE ON REVIEW

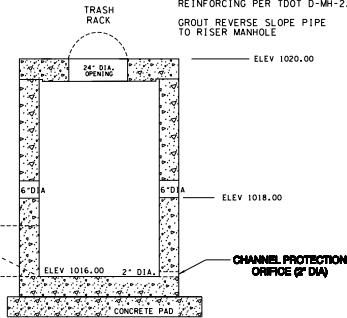
ROAD PROFILES

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1"=50' HORIZ. 1"=8' VERT.	SHEET THREE
DRAWN BY GMT	DATE 06/22/17	FILE NO. 17099	NO. 3
OF 88 SHEETS			



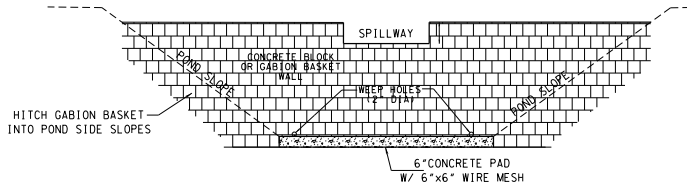
PLAN VIEW

GENERAL NOTES:
 4500 PSI CONCRETE REINFORCING PER TOOT D-MH-2/3
 GROUT REVERSE SLOPE PIPE TO RISER MANHOLE

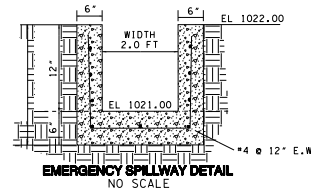


CROSS SECTION RISER DETAIL

STANDARD PRE-CAST MANHOLE OR CONCRETE BLOCK BOX



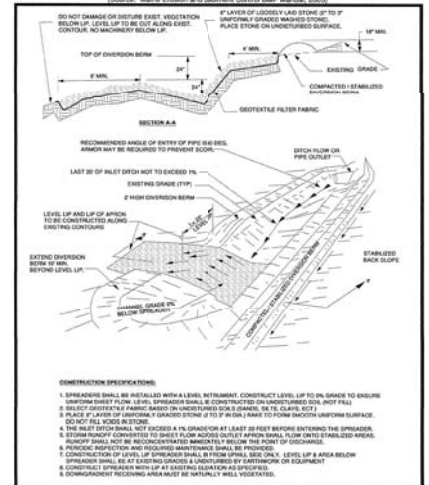
SEDIMENT FOREBAY DETAIL PROFILE VIEW NO SCALE



EMERGENCY SPILLWAY DETAIL NO SCALE



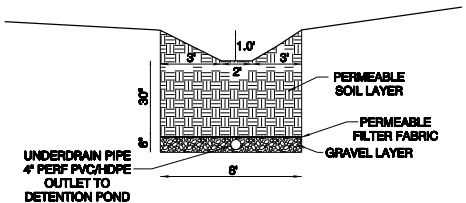
Figure 7-39. Level Spreader (Source: Maine Erosion and Sediment Control BMP Manual, 2003)



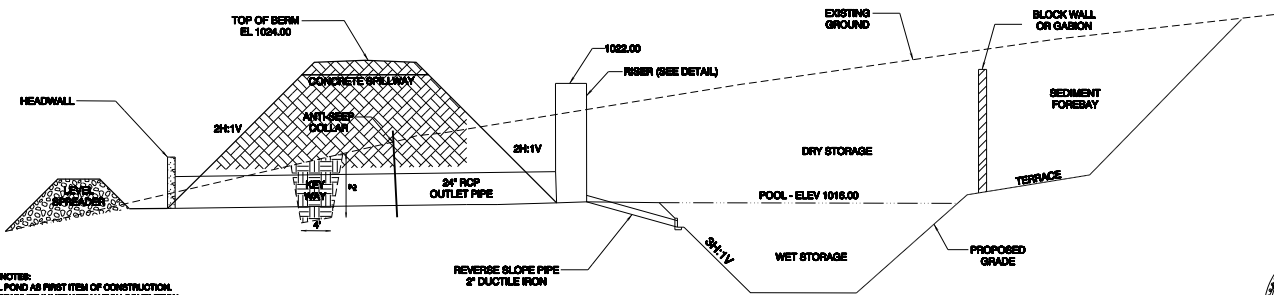
- CONSTRUCTION SPECIFICATIONS:
- SPREADER SHALL BE INSTALLED WITH A LEVEL INSTRUMENT. CONSTRUCT LEVEL LIP TO ON GRADE TO ENSURE UNIFORM SHEET PILING. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL (NOT FILL). SELECT EXISTING OR EXCAVATED FILL OR GRAVEL, RE TO CLASH, ETC.
 - PLACE 1" LAYER OF ANTIWASH GRADED STONE AT TOP OF WALL TO FORM SMOOTH UNIFORM SURFACE. DO NOT FILL WITH SOIL.
 - THE LEVEL SPREADER SHALL NOT BE USED FOR AT LEAST 24 HOURS BEFORE OPERATING THE SPREADER. STORM RUNOFF COLLECTED TO SHEET PILING SHOULD BE ALLOWED TO FLOW INTO STABILIZED AREAS. RUNOFF SHALL NOT BE RECONSTRUCTED MANHOLES BELOW THE POINT OF OCCURRENCE.
 - PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PROVIDED.
 - CONSTRUCTION OF LEVEL LIP SPREADER SHALL BE PERFORMED BELOW THE POINT OF OCCURRENCE. SPREADER SHALL BE AT EXISTING GRADE, UNLESS OTHERWISE SPECIFIED. LEVEL LIP & AREA BELOW CONSTRUCTION SHALL BE AT EXISTING GRADE, UNLESS OTHERWISE SPECIFIED.
 - CONSTRUCTION SHALL BE AT EXISTING GRADE, UNLESS OTHERWISE SPECIFIED.
 - CONSTRUCTION SHALL BE AT EXISTING GRADE, UNLESS OTHERWISE SPECIFIED.

LEVEL SPREADER TYPICAL DETAIL

VEGETATED SWALE 2 FT BOTTOM WIDTH 3H:1V SIDE SLOPES



ENHANCED SWALE TYPICAL SECTION



WET DETENTION BASIN TYPICAL CROSS-SECTION

- GENERAL NOTES:
- INSTALL POND AS FIRST ITEM OF CONSTRUCTION. SEED & STABILIZE IMMEDIATELY UPON COMPLETION OF GRADING.
 - INSTALL OUTLET STRUCTURE AND OUTLET PIPE. PLUS CHANNEL PROTECTION CRIBBE DURING CONSTRUCTION FOR USE AS TEMPORARY SEDIMENT TRAP.
 - REMOVE ACCUMULATED SEDIMENT WHEN ALL UPSTREAM AREAS ARE STABILIZED.
 - INSTALL CHANNEL PROTECTION CRIBBE, AND INSTALL REVERSE SLOPE PIPE WHEN ALL UPSTREAM AREAS ARE PERMANENTLY STABILIZED.
 - POUND WILL REMAIN FOR PERMANENT STORM WATER DETENTION.

- CONSTRUCTION NOTES:
- CLEAR BASH AREA OF ALL ORGANIC MATERIAL.
 - ENDWATE CUTOFF TRENCH ALONG THE CENTERLINE OF THE DAM. TRENCH TO BE AT LEAST 2 FEET DEEP WITH BOTTOM WIDTH OF 4 FT & SIDE SLOPES LESS THAN 1:1.
 - SCARP FILL AREA.
 - PLACE FILL IN 6" LAYERS USING MATERIAL WITH HIGH SILTCLAY MATERIAL AND PROVIDE 98% COMPACTION.



NO SCALE		
NO.	DATE	DESCRIPTION



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

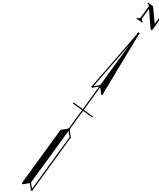
E BEAVER CREEK DRIVE CONDOS
 USE ON REVIEW

DETAILS

DESIGNED BY	CHECKED BY	SCALE	SHEET FOUR
GMT	RGC	NO SCALE	NO. 4
DRAWN BY	DATE	FILE NO.	OF SIX SHEETS
GMT	06/22/17	17038	

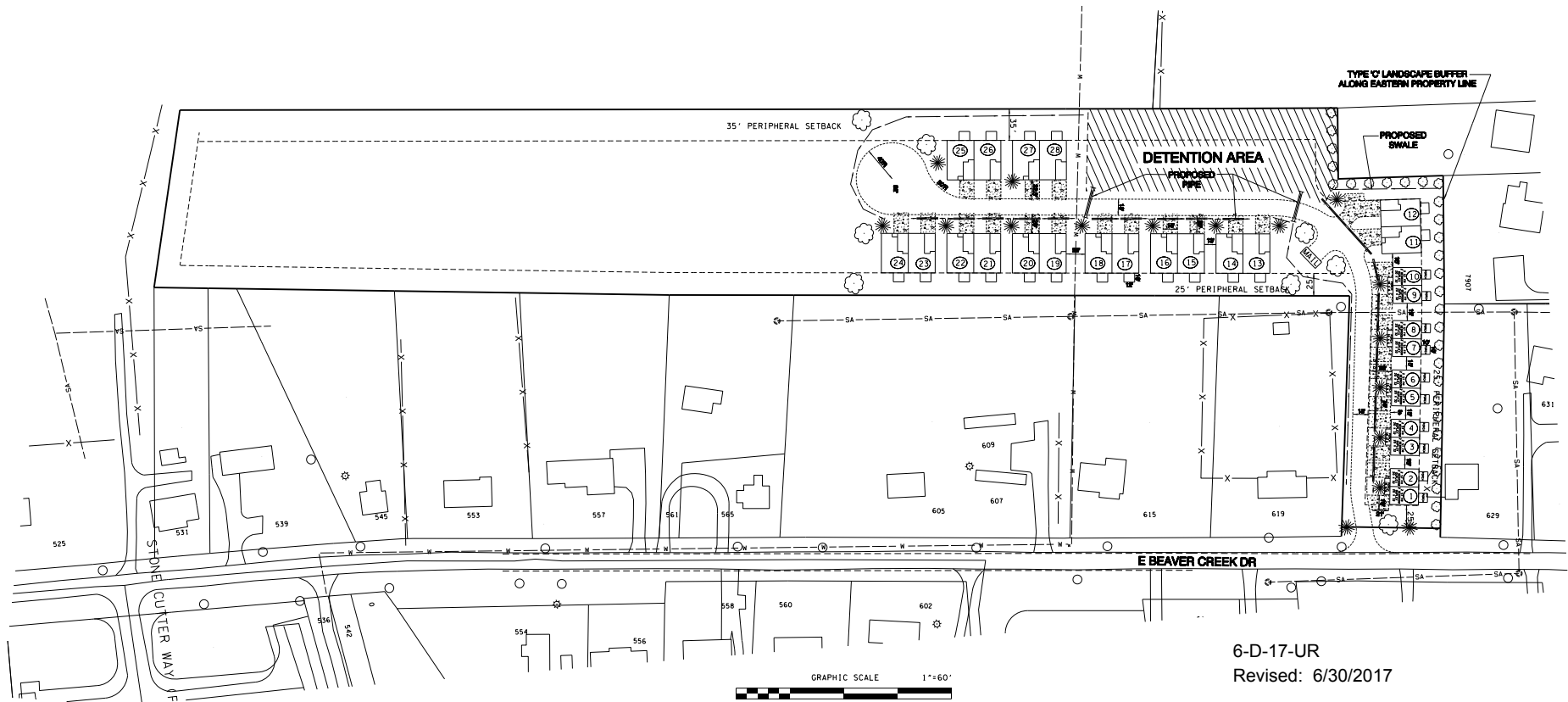
LEGEND

-  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.
- 2) NEW PLANTINGS OF TREES WILL BE PROVIDED AT A MINIMUM RATE OF 5 TREES PER ACRE.
- 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.
- 8) EASTERN PORTION OF PROPERTY LINE WILL FEATURE TYPE 'C' LANDSCAPE SCREEN. PLANS SHOW ROW OF SMALL EVERGREEN TREES WITH 20-FOOT SPACING IN CENTER. ACTUAL PLANTING BUFFER IS OWNER'S DISCRETION.



6-D-17-UR
Revised: 6/30/2017

NO.	DATE	DESCRIPTION	BY	CKD.



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

**E BEAVER CREEK DRIVE CONDOS
USE ON REVIEW**

LANDSCAPING PLAN

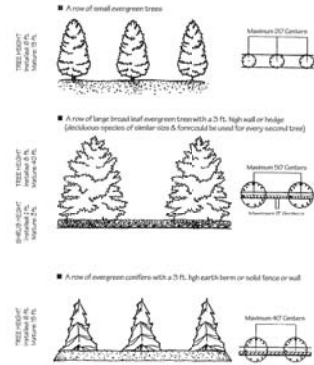
DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 60'	SHEET FIVE NO. 5
DRAWN BY JER	DATE 06/22/17	FILE NO. 17038	OF SIX SHEETS

DESIGN GUIDELINES LANDSCAPE SCREENING

Type "C" Screen: Partial

APPROPRIATE LOCATION: Between parking lots and public streets; boundaries of industrial and office development

NOTE: Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.



INTRODUCTION
Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and leveling access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screens. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and species of landscaping.

MPC uses these guidelines to determine desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

For more information:
MPC
Development Services
Scale 403
City County Building
400 Main Street
Knoxville, TN 37902
Phone: 865-215-2000
Fax: 865-215-2005
Web: www.knoxmcp.org

The contents of these guidelines are advisory and are intended to be used in conjunction with the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

**TYPE "C" LANDSCAPE BUFFER
DETAIL**



Front Elevation

1042 Sq. Ft.
Living Area Per Unit
Overall Dimension: 42' x 54'



Unit Floor Plan
542 Sq. Ft. Living Area Per Unit

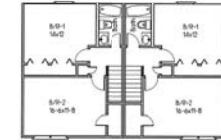
Plan No. 07-0101
Sam R. Ensor Residential Drafting Service
P.O. Box 284, Powell, TN 37968 • Phone: 865-427-8900

**FLOOR PLAN AND FRONT ELEVATION
UNITS 9 - 28
NOT TO SCALE**

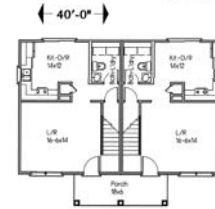


Front Elevation

1040 Sq. Ft.
Total Living Area Per Unit



Second Floor
300 Sq. Ft. Living Area Per Unit



Main Floor
520 Sq. Ft. Living Area Per Unit

Plan No. 97-1104
Copyright 1997 All Rights Reserved

Sam R. Ensor, Designer
P.O. Box 284, Powell, Tennessee 37968-0284
Ph/Fax: 865-427-8900 Email: samensor@aol.com

**FLOOR PLAN AND FRONT ELEVATION
UNITS 1 - 8
NOT TO SCALE**

6-D-17-UR
Revised: 6/30/2017



NO SCALE			
NO.	DATE	DESCRIPTION	BY



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

**E BEAVER CREEK DRIVE CONDOS
USE ON REVIEW**

DETAILS

DESIGNED BY GMT	CHECKED BY RGC	SCALE NO SCALE	SHEET FOUR NO.
DRAWN BY GMT	DATE 06/22/17	FILE NO. 17038	OF SIX SHEETS

Use on Review Development Plan

Name of Applicant: Darren F. Green

Date Filed: 4-20-17 Meeting Date: 6-8-17

Application Accepted by: Sherry Michienzi

Fee Amount: File Number: Development Plan

Fee Amount: \$1200.00 File Number: Use on Review 6-D-17-UR



PROPERTY INFORMATION

Address: 623 E BEAVER CREEK DRIVE

General Location: NORTH SIDE OF E BEAVER CREEK DRIVE
WEST OF RYHYNE LANE, EAST OF HANNAH BROOK ROAD

Tract Size: 7 acres No. of Units: 28

Zoning District: PR (Pending) (5-F-17-RZ)

Existing Land Use: Undeveloped Land

Planning Sector: North County

Sector Plan Proposed Land Use Classification: LDR

Growth Policy Plan Designation: Planned Growth

Census Tract: 62.07

Traffic Zone: 247

Parcel ID Number(s): CLT 047 Parcel 183

Jurisdiction: City Council District County Commission 7th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Darren F. Green

Company:

Address: 7200 Thornbrook Drive

City: Knoxville State: TN Zip: 37849

Telephone: (865) 740-6961

Fax:

E-mail: dfgreen1972@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

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: 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: Darren F. Green

PLEASE PRINT

Name: Darren F. Green

Company:

Address: Same as above

City: State: Zip:

Telephone:

E-mail:

