



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 7-SA-19-C

**AGENDA ITEM #:** 9

7-B-19-UR

**AGENDA DATE:** 8/8/2019

► **SUBDIVISION:** LAUREL OAKS

► **APPLICANT/DEVELOPER:** CANNON & KUIPERS, LLC

OWNER(S): Cannon and Kuipers, LLC

TAX IDENTIFICATION: 47 228

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 916 E Beaver Creek Dr

► **LOCATION:** Southeast side of E. Beaver Creek Drive, northwest of Ghiradelli Road

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 2.43 acres

► **ZONING:** PR (Planned Residential)

► **EXISTING LAND USE:** Residence

► **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND  
USE AND ZONING: North: Residences - PR (Planned Residential)  
South: Residences - A (Agricultural) & PR (Planned Residential)  
East: Residences - A (Agricultural)  
West: Residences - A (Agricultural) & PR (Planned Residential)

► **NUMBER OF LOTS:** 12

SURVEYOR/ENGINEER: Garrett Tucker / Robert Campbell & Associates

ACCESSIBILITY: Access is via E. Beaver Creek Dr., a major collector street with a 19' pavement width within a 50' to 60' right-of-way.

► **SUBDIVISION VARIANCES  
REQUIRED:** None

## STAFF RECOMMENDATION:

► **APPROVE the Concept Plan subject to 5 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
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 of the Knox County Department of Engineering and Public Works.
4. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the private street, common area and drainage system.
5. Submitting to Planning staff prior to final plat review by the Planning Commission, the certification of design

plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **APPROVE the development plan for up to 12 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

**COMMENTS:**

The applicant is proposing to subdivide this 2.43 acre tract into 12 detached residential lots at a density of 4.94 du/ac. The property is located on the south side of E Beaver Creek Dr. just northwest of Ghiradelli Road. The subdivision will be served by a private street.

The Planning Commission considered the rezoning request (6-O-19-RZ) for this property on June 13, 2019 and recommended approval of the rezoning to PR (Planned Residential) at a density of up to 4.5 du/ac. The Knox County Commission approved the rezoning request on July 22, 2019 at a density of up to 5 du/ac.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all subdivision boundaries. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins residential zoning districts.

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

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 4.94 du/ac, is consistent in use and density (up to 5 du/ac) with the approved zoning. Other subdivision development in the area has occurred under PR and RA zoning at similar densities.

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

1. The proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. 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 PLANS**

1. The North County Sector Plan designates this property for low density residential with a maximum density of 5 du/ac. At a proposed density of 4.94 du/ac, the proposed subdivision is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 148 (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.

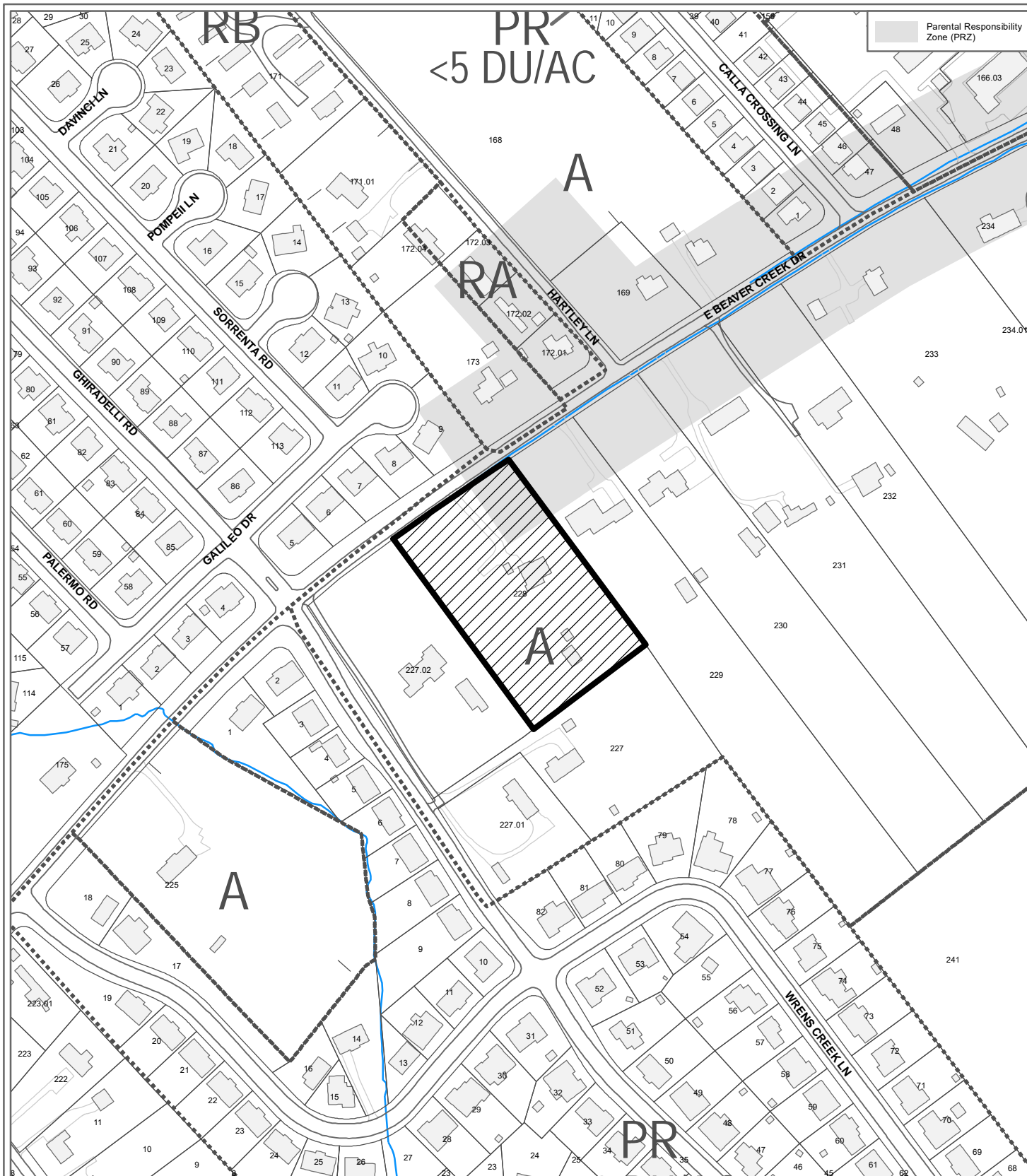
ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

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

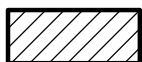
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission's approval or denial of this use on review 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.



**7-SA-19-C / 7-B-19-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 6/18/2019  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Cannon & Kuipers, LLC  
Laurel Oaks

Map No: 47

Jurisdiction: County

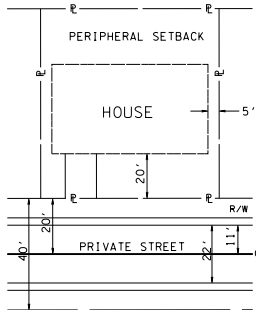
0 250  
Feet



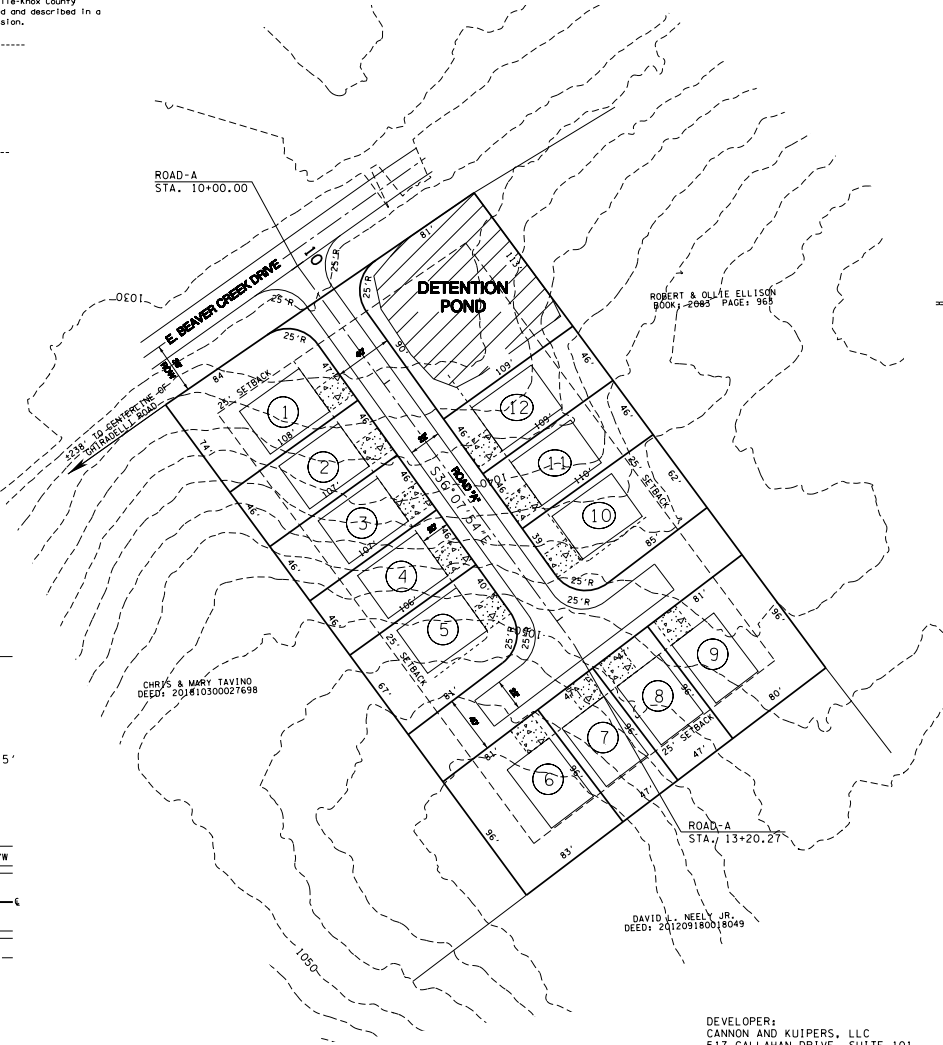
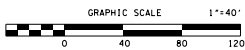
Certification of Concept Plan.  
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer: Robert G. Campbell  
Tennessee Certificate No. 104281

I HEREBY CERTIFY THAT SIGHT DISTANCE OF 400 FEET CAN BE ACHIEVED IN BOTH DIRECTIONS ALONG E. BEAVER CREEK DRIVE FROM THE PROPOSED ENTRANCE.



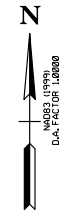
TYPICAL LOT LAYOUT  
(SINGLE FAMILY)



### LEGEND

- EXISTING IRON PIN
- G.V. GAS VALVE
- W.M. WATER METER
- MANHOLE
- LIGHT POLE
- SIGN
- W.V.V. WATER VALVE
- FIRE HYDRANT
- CATCH BASIN
- POWER/TELEPHONE
- GUY WIRE
- BENCH MARK / SURVEY CONTROL

PROPOSED RETAINING WALL



LAUREL OAKS  
LOCATION MAP

### NOTES:

- 1) DETENTION POND TO BE CONSTRUCTED AS FIRST ITEM AND USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.
- 2) EXISTING CONTOURS FROM K.G.I.S.
- 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) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
- 5) EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF EROSION FROM THE PROJECT SITE. ADDITIONAL ITEMS MAY BE REQUIRED.
- 6) a. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.  
b. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
- 7) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY.
- 8) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- 9) A 25' UTILITY EASEMENT EXISTS ALONG THE WESTERN PROPERTY LINE 12.5' EACH SIDE.
- 10) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- 11) REDUCE 35' PERIPHERAL SETBACK TO 25'.
- 12) LOCATIONS OF MAIL KIOSKS TO BE APPROVED BY UNITED STATES POSTAL SERVICE.
- 13) SIGHT DISTANCE OF 400 FT IS AVAILABLE IN EACH DIRECTION ALONG E. BEAVER CREEK DRIVE.
- 14) A UTILITY AND DRAINAGE EASEMENT EXISTS TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. A UTILITY AND DRAINAGE EASEMENT EXISTS FIVE (5) FEET IN WIDTH ALONG ALL OTHER EXTERIOR LOT LINES AND ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.
- 15) DRAINAGE IMPROVEMENTS ALONG E. BEAVER CREEK DRIVE WILL BE COORDINATED WITH KNOX COUNTY ENGINEERING.
- 16) CENTRALIZED CLUSTER MAILBOXES WILL BE COORDINATED WITH THE U.S. POSTAL SERVICE.

CLT MAP: 047  
PARCEL: 228  
DEED INSTR. 200309220034717  
TOTAL AREA: 2.55 ACRES  
NUMBER OF LOTS: 12  
PROPERTY ZONED: PR (PENDING)  
AREA OF ROW DEDICATION: 0.15 AC  
TOTAL AREA AFTER ROW DEDICATION: 2.40 ACRES

Revised: 7/22/2019

PLANNING SERVICES FILE NUMBERS: 7-SA-19-C/7-B-19-UR

DEVELOPER:  
CANNON AND KUIPERS, LLC  
517 CALLAHAN DRIVE, SUITE 101  
KNOXVILLE, TN 37912  
CHAD ROBERTS  
PHONE: (865) 237-4404

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

LAUREL OAKS  
CONCEPT PLAN / USE ON REVIEW

GENERAL LAYOUT  
PLAN VIEW

DESIGNED BY CMT	CHECKED BY RCG	SCALE 1" = 40'	SHEET ONE NO. 1
DRAWN BY DLB	DATE 07-22-19	FILE NO. 19059	OF 2 SHEETS



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

NO.	DATE	DESCRIPTION	BY	CKD.

7-SA-19-C - 7-B-19-UR - PP 7-11-19



ROBERT G. CAMPBELL & ASSOCIATES, L.P.

7523 Taggart Lane  
Knoxville, TN 37938  
(865) 947-5996  
Fax (865) 947-7556

2540 Sand Pike Blvd., Suite 3  
Pigeon Forge, TN 37863  
(865) 366-2516  
Fax (865) 947-7556

June 19, 2019

Thomas Brechko  
MPC City/County Building  
400 Main Street  
Knoxville, TN 37902

RE: Laurel Meadows (7-SA-19-C & 7-B-19-UR)  
RGC #19059



Dear Tom:

On behalf of our client, we would like to request a postponement of the item listed above to the August 8, 2019 Planning Commission meeting.

Please call if you have any questions.

Sincerely,

Robert Campbell & Associates, LP

Garrett M. Tucker, PE

# M P C

METROPOLITAN  
PLANNING  
COMMISSION  
TENNESSEE

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

## SUBDIVISION - CONCEPT

RECEIVED

MAY 22 2019

Knoxville-Knox County  
PlanningName of Applicant: Cannon and Kuipers, LLCDate Filed: 5/22/2019Meeting Date: 7/11/19Application Accepted by: M. PayneFee Amount: 74 File Number: Subdivision - Concept 7-3A-19-CFee Amount: 1,200.00 Related File Number: U.O.R. Development Plan 7-B-19-UR

### PROPERTY INFORMATION

Subdivision Name: Laurel OaksUnit/Phase Number: 1 916 E Beaver Creek DriveGeneral Location: Southeast side of E Beaver Creek Drive  
Northwest of Ghiradelli RoadTract Size: 2.43 Acres No. of Lots: 12Zoning District: PR (Pending)Existing Land Use: Rural Residential (LDR)Planning Sector: North CountyGrowth Policy Plan Designation: Planned GrowthCensus Tract: 62.07Traffic Zone: 247Parcel ID Number(s): 047 228Jurisdiction: ☐ City Council \_\_\_\_\_ District☒ County Commission 7th District

### AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer HPUDWater HPUDElectricity KUBGas KUB

Telephone \_\_\_\_\_

### TRAFFIC IMPACT STUDY REQUIRED

☒ No ☐ Yes

### USE ON REVIEW ☐ No ☒ Yes

Approval Requested:

☒ Development Plans in Planned District or Zone☐ Other (be specific): \_\_\_\_\_

### VARIANCE(S) REQUESTED

☒ No ☐ Yes (If Yes, see reverse side of this form)

### PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Chad RobertsCompany: Cannon and Kuipers, LLCAddress: 531 Callahan Drive, Suite 101City: Knoxville State: TN Zip: 37912Telephone: (865) 237-4404

Fax: \_\_\_\_\_

E-mail: laurelandchad@comcast.net

### PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Garrett M. Tucker, PE, LSCompany: Robert G. Campbell & Associates, LPAddress: 7523 Taggart LaneCity: Knoxville State: TN Zip: 37938Telephone: (865) 947-5996Fax: (865) 947-7556E-mail: gtucker@rgc-a.com

### APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: Garrett M. TuckerCompany: Robert Campbell & AssociatesAddress: 7523 Taggart LaneCity: Knoxville State: TN Zip: 37938

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### VARIANCES REQUESTED

1. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

2. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

3. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

4. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

5. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

6. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

7. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

### 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, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

Signature:  \_\_\_\_\_

Date: 5-21-19

PLEASE PRINT

Name: Chad Roberts

Cannon and Kuipers, LLC  
Address: 531 Callahan Drive, Suite 101

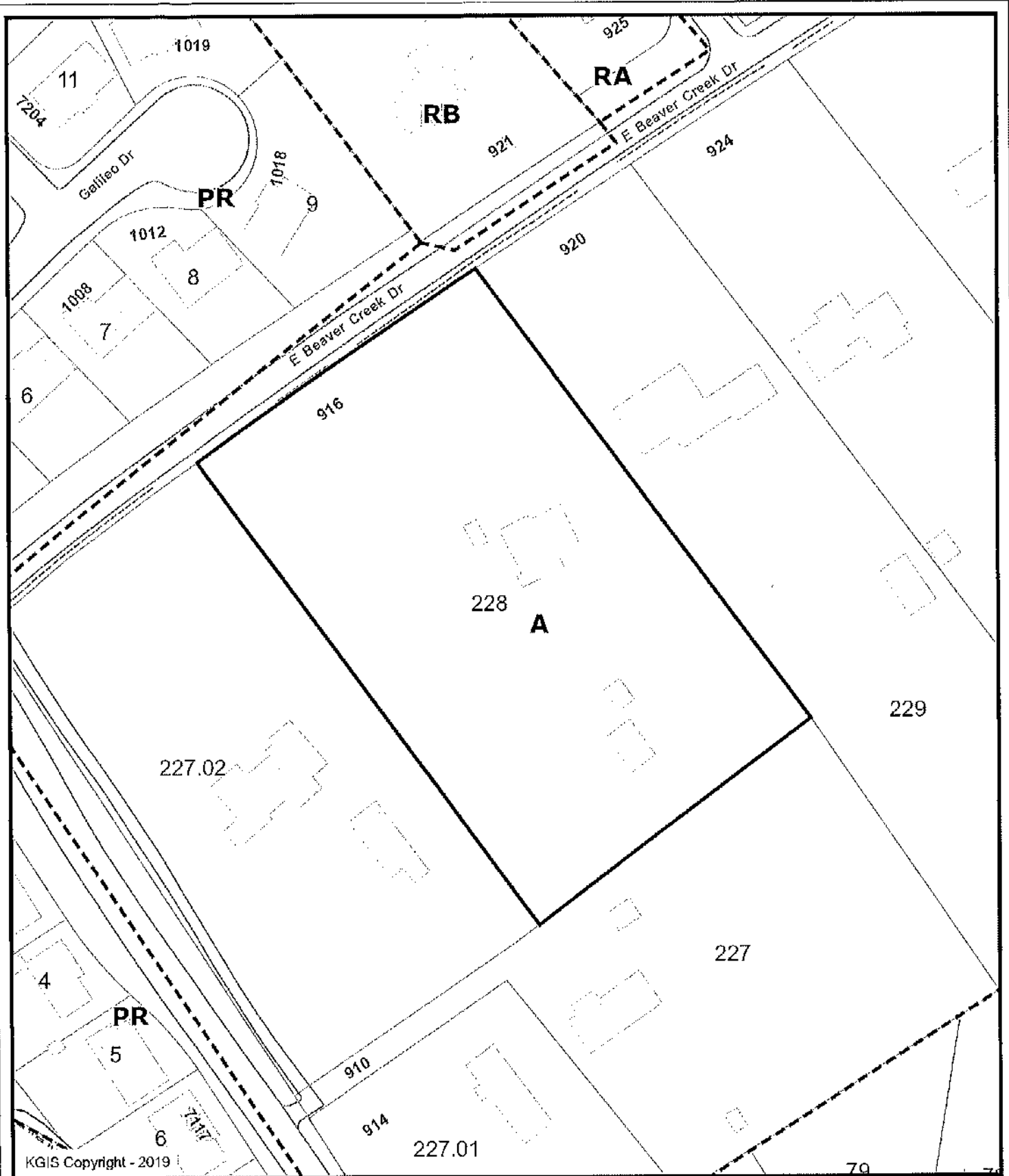
City: Knoxville State: TN Zip: 37912

Telephone: (865) 237-4404

Fax: \_\_\_\_\_

E-mail: laurelandchad@comcast.net





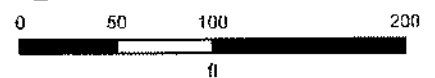
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## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 5/22/2018 at 1:59:47 PM



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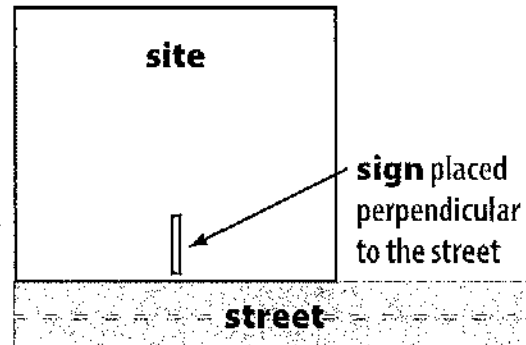
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then 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 15 days before 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 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

6/26/19 and 7/12/2019  
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Jane F. Campbell

Printed Name: Jane F. Campbell

Phone: 865-947-5996 Email: \_\_\_\_\_

Date: 5-22-19

File Number: 7-SA-19-C 7-B-19-UR