



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 7-SA-19-C

AGENDA ITEM #: 9

7-B-19-UR

AGENDA DATE: 7/11/2019

► **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) - pending

► **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:

► **POSTPONE the Concept Plan until the August 8, 2019 meeting as requested by the applicant.**

The applicant is requesting the postponement to allow additional time to address staff comments and for the Knox County Commission to take an action on the rezoning application and the requested density of 5 du/ac.

► **POSTPONE the Use on Review until the August 8, 2019 meeting as requested by the applicant.**

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 will consider the request on July 22, 2019.

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.

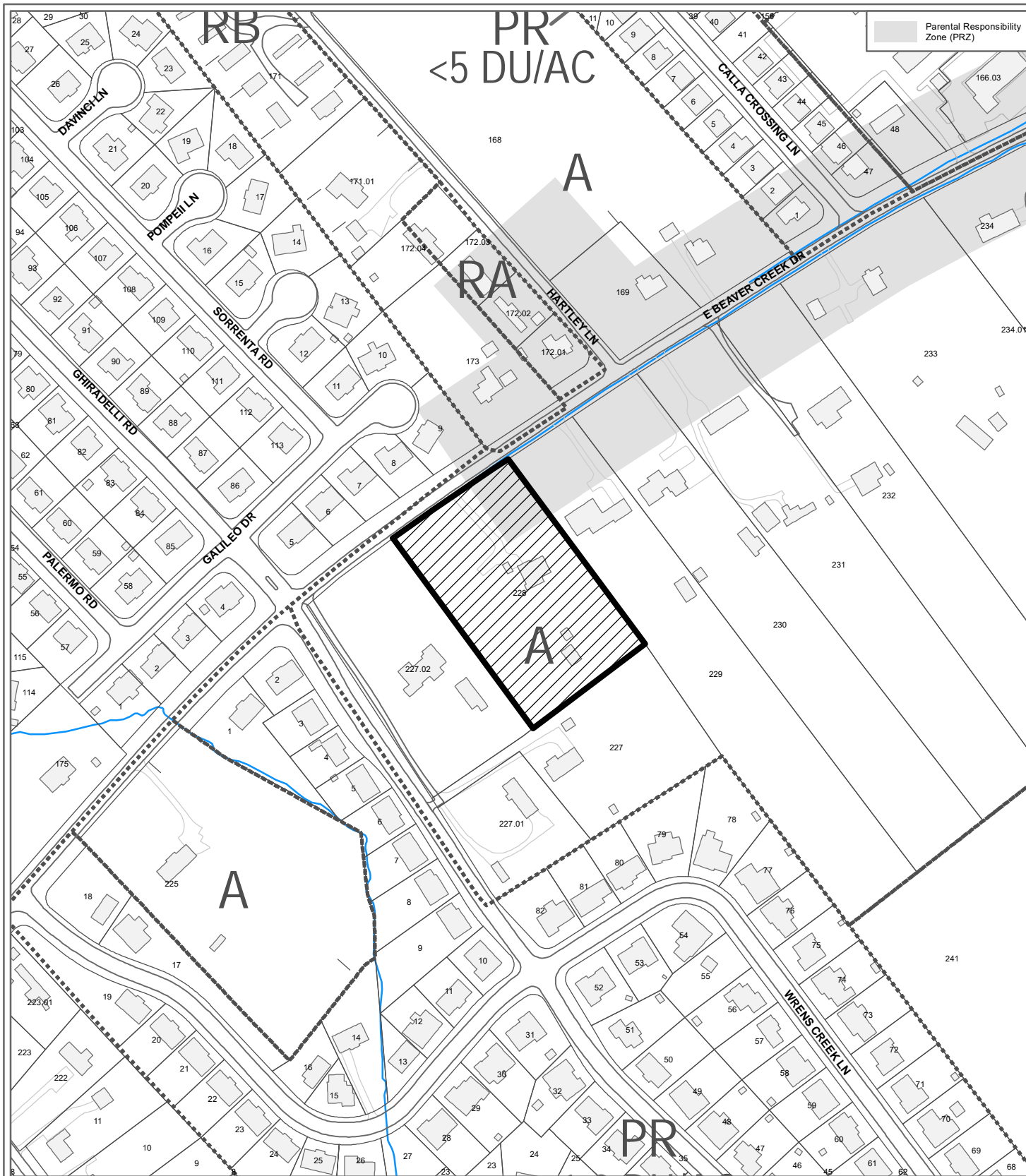
ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

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

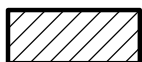
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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

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

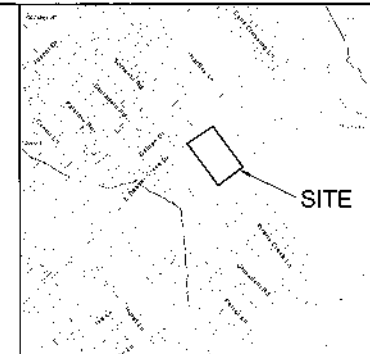
Jurisdiction: County

0 250
Feet



LEGEND

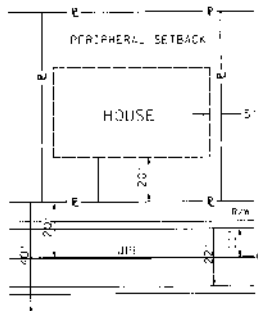
- EXISTING TRENCH
- GAS VALVE
- WATER METER
- MANHOLE
- LIGHT POLE
- POLE
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN
- POWER TELEPHONE
- DAY WIRE
- STREET MARK / SURVEY CONTROL



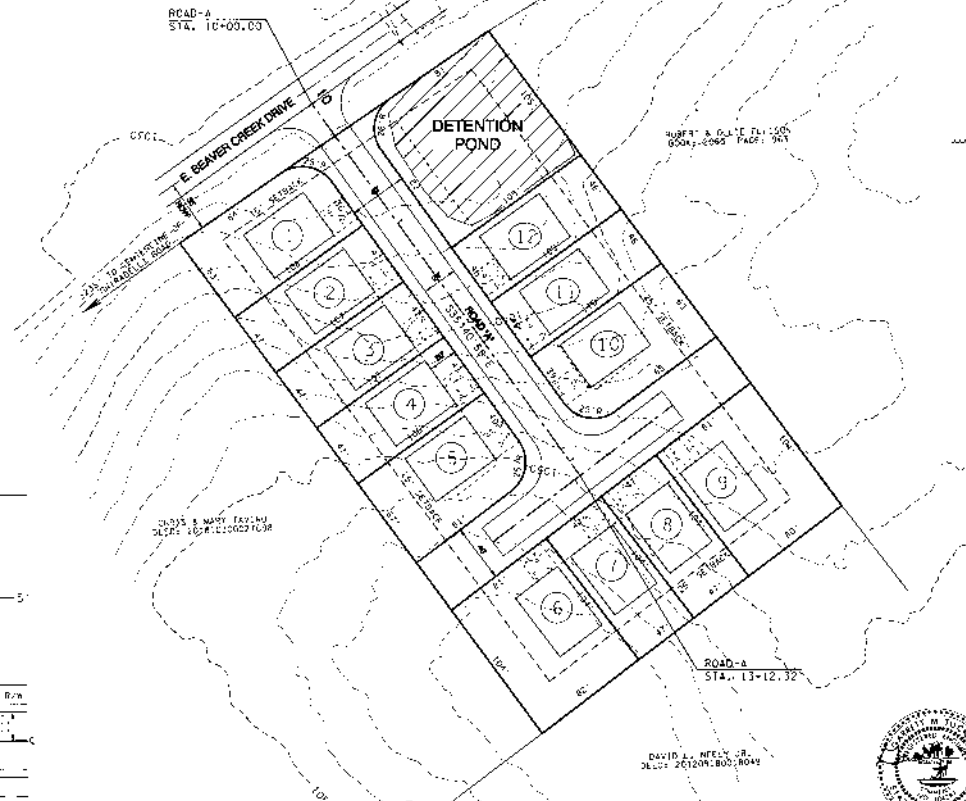
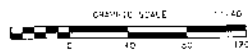
LAUREL OAKS
LOCATION MAP

NOTES:

- 1) DETENTION POND TO BE CONSTRUCTED AS A FIRST FLOOD AND USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.
- 2) EXISTING CONTROLS FROM K.G.I.S.
- 3) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY CONSTRUCTION, THE OWNER/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 WORKMAN. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION EROSION FROM THE PROJECT SITE. ADDITIONAL ITEMS MAY BE REQUIRED.
- 6) A. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED. B. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES. C. APPLY PERMANENT BUILDING MATERIAL CHADING OPERATIONS AND SOIL STOCKPILES AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE SITE-EROSION AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EROSION.
- 7) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY.
- 8) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- 9) A 10' EASEMENT EXISTS ALONG THE WESTERN PROPERTY LINE 17.5' FROM 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 MIN. PERIPHERAL SETBACK TO 15' AND 25'.



TYPICAL LOT LAYOUT
(SINGLE FAMILY)



DAVID A. REEVE, JR.
DEED 201204180018048



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 County Subdivision Regulations except as not been limited and described in a report filed with the Metropolitan Planning Commission.
Registered Engineer, _____
Tennessee Certificate No. 10498

DEVELOPER:
CANNON AND KJIRENS, L.C.
517 CALLAWAY DRIVE, SUITE 101
KNOXVILLE, TN 37912
CHAD ROBERTS
PHONE: 1865.237.4404

ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES
7523 TARGART LANE
KNOXVILLE, TN 37918
PHONE: 1865.947.5936
FAX: 1865.947.7556

CLT MAP: 047
PARCEL: 228
DEED INSTR. 200809220034717
TOTAL ACREAGE: 2.43
NUMBER OF LOTS: 12
PROPERTY ZONED: PR (PENDING)

NO.	DATE	DESCRIPTION	REVISED
1	05-22-19	3- SKD	



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

LAUREL OAKS
CONCEPT PLAN / USE ON REVIEW

GENERAL LAYOUT
PLAN VIEW

DESIGNED BY	CHECKED BY	SCALE	SHEET ONE
CHD	ROC	1" = 40'	NO. 1
DRAWN BY	DATE	FILE NO.	
CHD	05-22-19	13881	
			2 SHEETS

7-3A-19-C 7-B-19-UR 5/22/19

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



ROBERT G. CAMPBELL & ASSOCIATES, L.P.

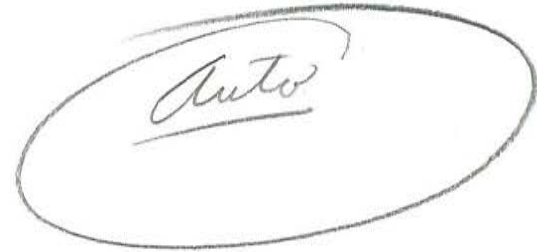
7523 Taggart Lane
Knoxville, TN 37938
(865) 947-5996
Fax (865) 947-7556

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

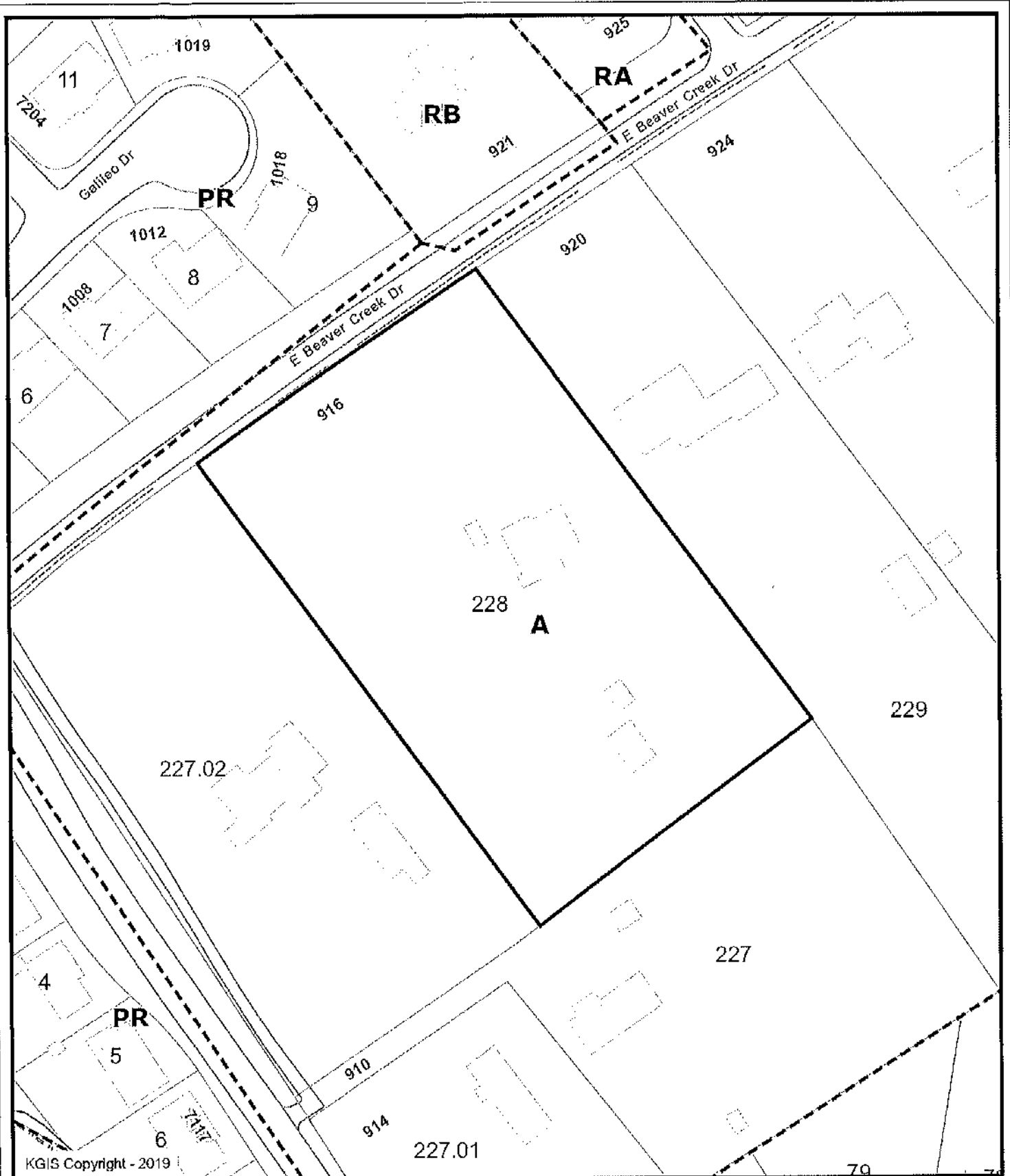
Cannon and Kuipers, LLC
Address: 531 Callahan Drive, Suite 101

City: Knoxville State: TN Zip: 37912

Telephone: (865) 237-4404

Fax: _____

E-mail: laurelandchad@comcast.net

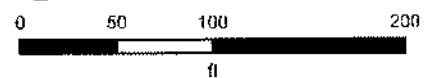


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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



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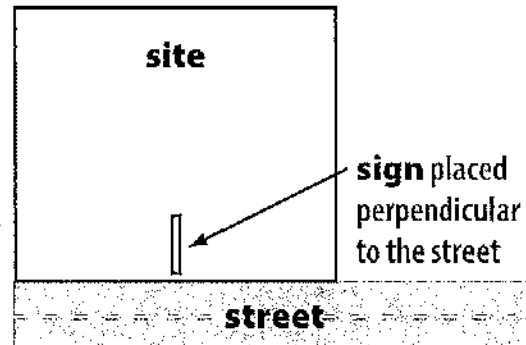
REQUIRED SIGN POSTING AGREEMENT

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