



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 5-SD-20-C **AGENDA ITEM #:** 22
5-L-20-UR **AGENDA DATE:** 5/14/2020

▶ **SUBDIVISION:** BEELER FARMS
▶ **APPLICANT/DEVELOPER:** DK DEVELOPMENT, LLC
OWNER(S): Terry Hutchison

TAX IDENTIFICATION: 20 21401 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6848 Beeler Rd.

▶ **LOCATION:** East side of Beeler Rd., south of E. Emory R.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 14.25 acres

▶ **ZONING:** PR (Planned Residential) - Pending

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences - A (Agricultural) and PR (Planned Residential)
South: Vacant land - A (Agricultural)
East: Vacant land - PR (Planned Residential)
West: Residence and vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 44

SURVEYOR/ENGINEER: Site Inc.

ACCESSIBILITY: Access is via Beeler Road, a major collector street with an 18 foot pavement width within a required 60 foot right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Reduce the intersection radius for the right-of-way at the northeast corner of the intersection of Road A and Beeler Road from 25' to 0'.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because sight distance constraints restrict compliance with the Subdivision Regulations and will not create a traffic hazard.**

APPROVE the Concept Plan subject to 9 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. Revising the concept plan to show the required right-of-way dedication (30' to centerline) along Beeler Road.

4. Revising the concept plan to show the blueline stream near the eastern end of the property and identify any required buffers. The stream and required buffers shall also be designated on the final plat unless a determination is made by the Tennessee Department of Environment and Conservation that it is not a stream.
5. Renumbering the proposed building lots as lots 1-44, removing the lot number designation for the "Common Area".
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common area, amenities and drainage system.
8. Placing a note on the final plat that all lots will have access only to the internal street system.
9. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **APPROVE the Development Plan for up to 44 detached dwelling units on individual lots, subject to 2 conditions.**

1. Obtaining approval from the Knox County Commission of the rezoning of the property to PR (Planned Residential) at a density that will allow the proposed subdivision.
2. 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 and the other criteria for approval of a concept plan and use-on-review.

COMMENTS:

The applicant is proposing to subdivide this 14.25 acre tract into 44 detached residential lots and a common area at a density of 3.09 du/ac. The proposed subdivision which will be served by a public street that has access out to Beeler Road at the northern end of the property.

The Planning Commission had recommended approval of a rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on April 9, 2020. The Knox County Commission will consider the rezoning request on May 26, 2020.

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. No improvements to Beeler Road are required for this development based on the anticipated number of vehicle trips and the existing condition of the road in this location.
3. The proposed low density residential development at a density of 3.09 du/ac is compatible with the scale and intensity of other residential development that has occurred in this area.

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

1. With the stated conditions, the 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 will have access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 3.09 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: 489 (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.

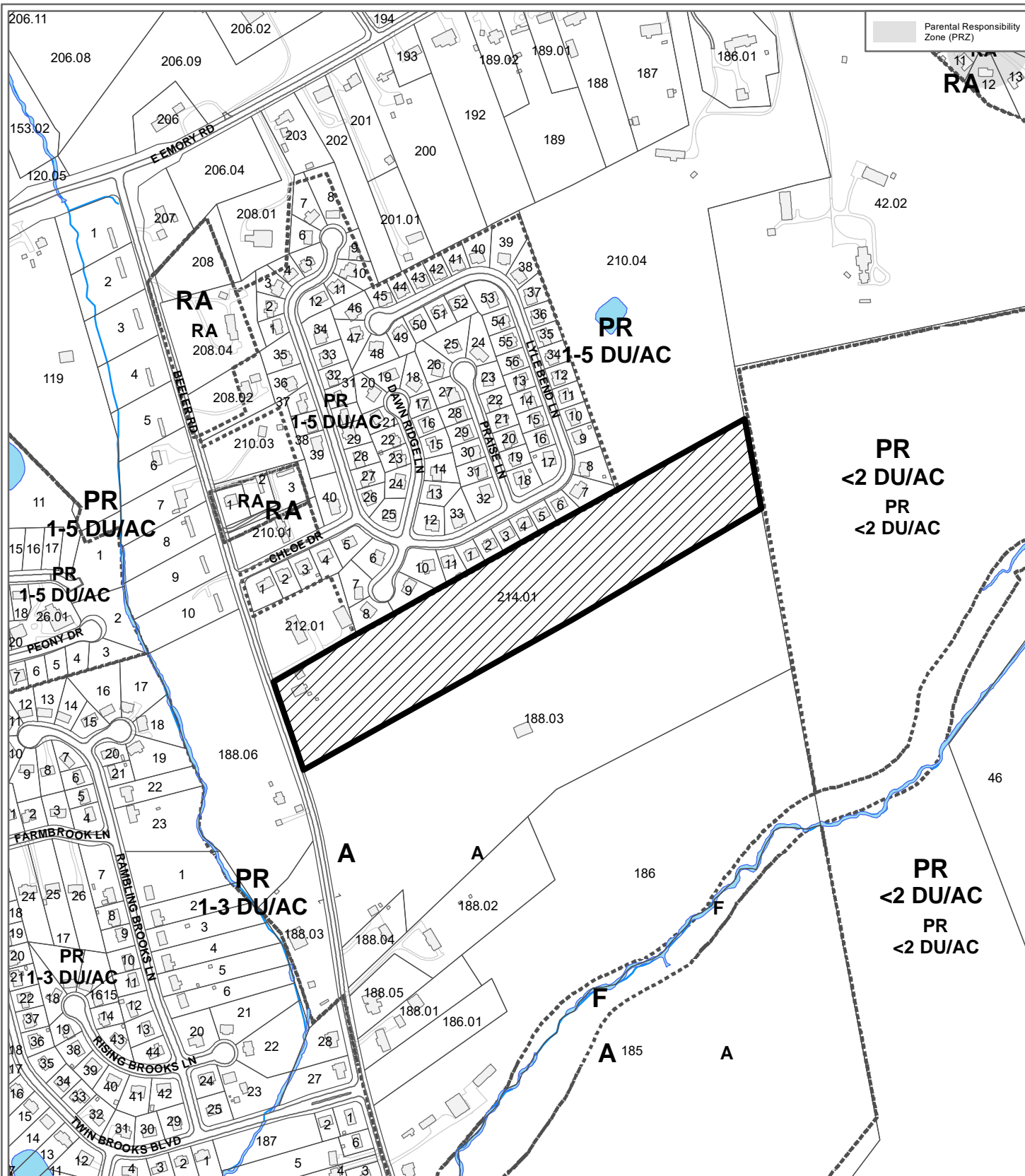
ESTIMATED STUDENT YIELD: 15 (public school children, grades K-12)

Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs 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.

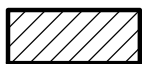
Knoxville-Knox County Planning Commission's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



Parental Responsibility Zone (PRZ)

**5-SD-20-C / 5-L-20-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: DK Development, LLC
Beeler Farms

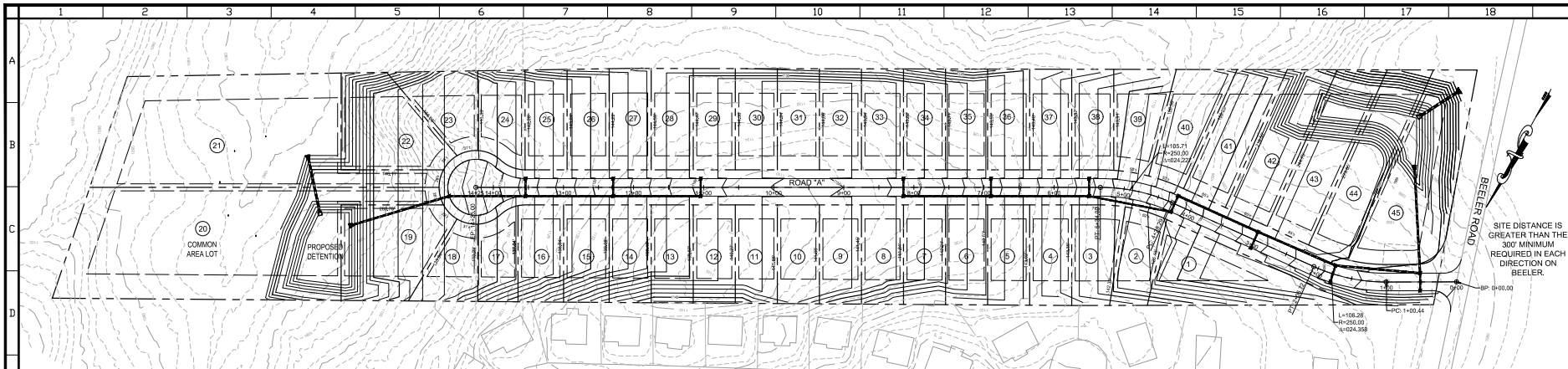


Detached Residential Subdivision in a PR zone

Original Print Date: 4/6/2020
Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 20
Jurisdiction: Undefined
0 500
Feet

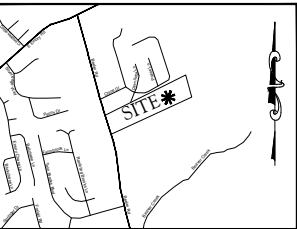
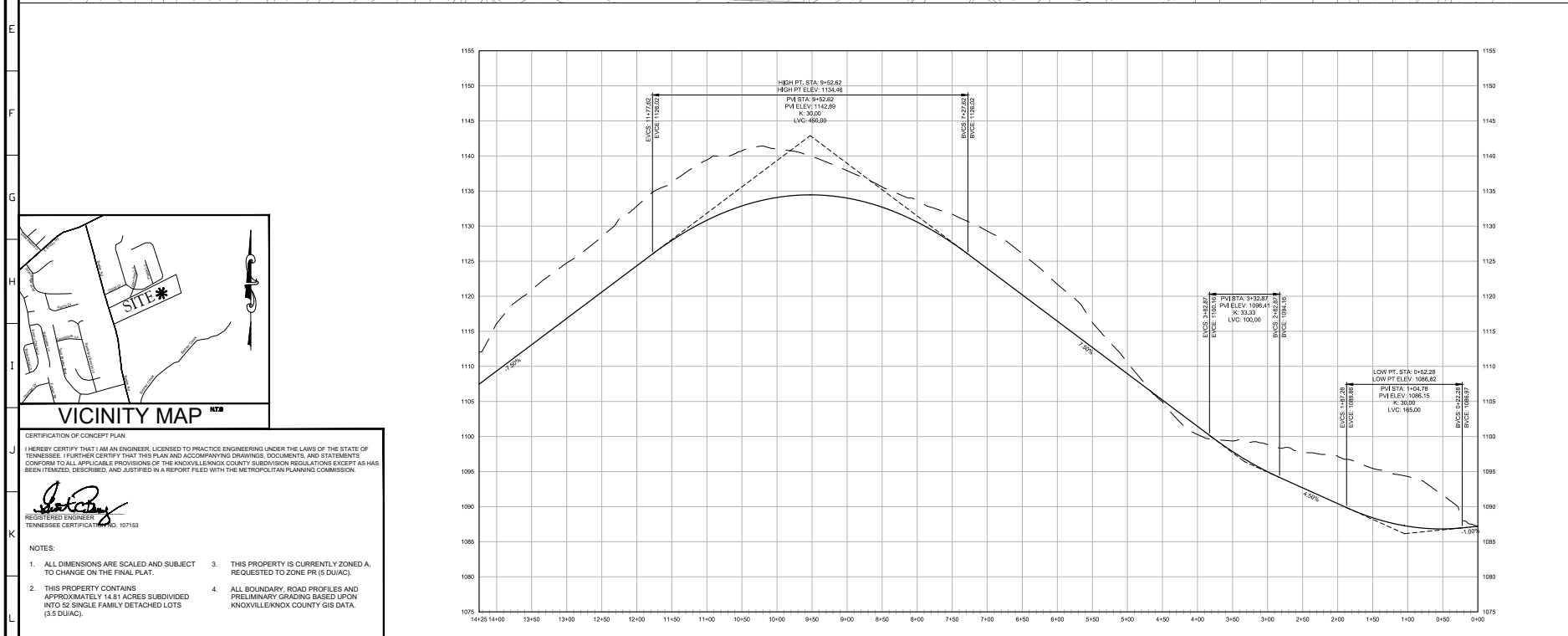




10215 Tuckersmith Drive, Suite 304
Knoxville, TN 37932
(863) 777-6168
www.site-incorporated.com



SITE DISTANCE IS GREATER THAN THE 300' MINIMUM REQUIRED IN EACH DIRECTION ON BEELER ROAD.

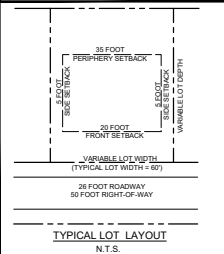
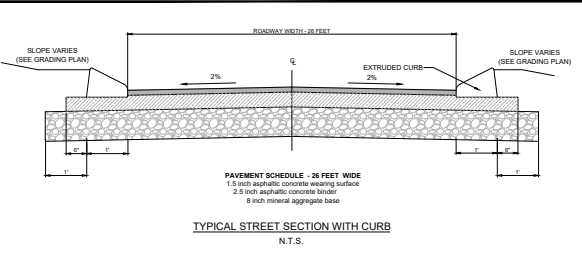


VICINITY MAP

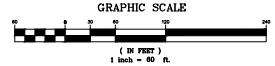
CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/NOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN (INDEXED, DESCRIBED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

[Signature]
REGISTERED ENGINEER
TENNESSEE CERTIFICATE NO. 107153

- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - THIS PROPERTY CONTAINS APPROXIMATELY 14.81 ACRES SUBDIVIDED INTO 52 SINGLE FAMILY DETACHED LOTS (3.5 DU/AC).
 - THIS PROPERTY IS CURRENTLY ZONED A, REQUESTED TO ZONE PR (5 DU/AC).
 - ALL BOUNDARY, ROAD PROFILES AND PRELIMINARY GRADING BASED UPON KNOXVILLE/NOX COUNTY GIS DATA.



Proposed Profile
Horizontal Scale: 1"=60'
Vertical Scale: 1"=6'



Revised: 4/28/2020

5-SD-20-C / 5-L-20-UR -
Beeler Farm Residential
Subdivision

Concept Plan
Beeler Farms Residential Subdivision
6848 Beeler Road
Knoxville, TN 37918
PARCEL ID: 020 214.01

NO.	DATE	REVISIONS
1	04/28/2020	AS SHOWN
2	04/28/2020	AS SHOWN
3	04/28/2020	AS SHOWN

ORIGINAL ISSUE: 03/24/2020
SITE PROJECT #: 1069
FILE: 1209.Dwg





DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

DK Development, LLC

Applicant Name	Affiliation	
03/30/2020	05/14/2020	5-SD-20-C / 5-L-20-WR
Date Filed	Meeting Date (if applicable)	File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

John R. Anderson, P.E.	SITE, Inc.		
Name	Company		
10215 Technology Drive, Suite 304	Knoxville	TN	37932
Address	City	State	Zip
865-777-4165	janderson@site-incorporated.com		
Phone	Email		

CURRENT PROPERTY INFO

Terry Hutchison (Executor of Estate)	<i>of LeRoy & Juanita Hutchison</i>	865-719-5882
Owner Name (if different)	Owner Address	Owner Phone
6848 Beeler Rd	020 214.01	
Property Address	Parcel ID	
East side of Beeler Rd South of Emory Rd	14.25	
General Location	Tract Size	
8th District	requested PR 5DU/AC @ 04/09/20 PC mtg	
Jurisdiction (specify district above)	<input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District
NE County	LDR	PGA
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
SF/vacant	N	HPUD
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider

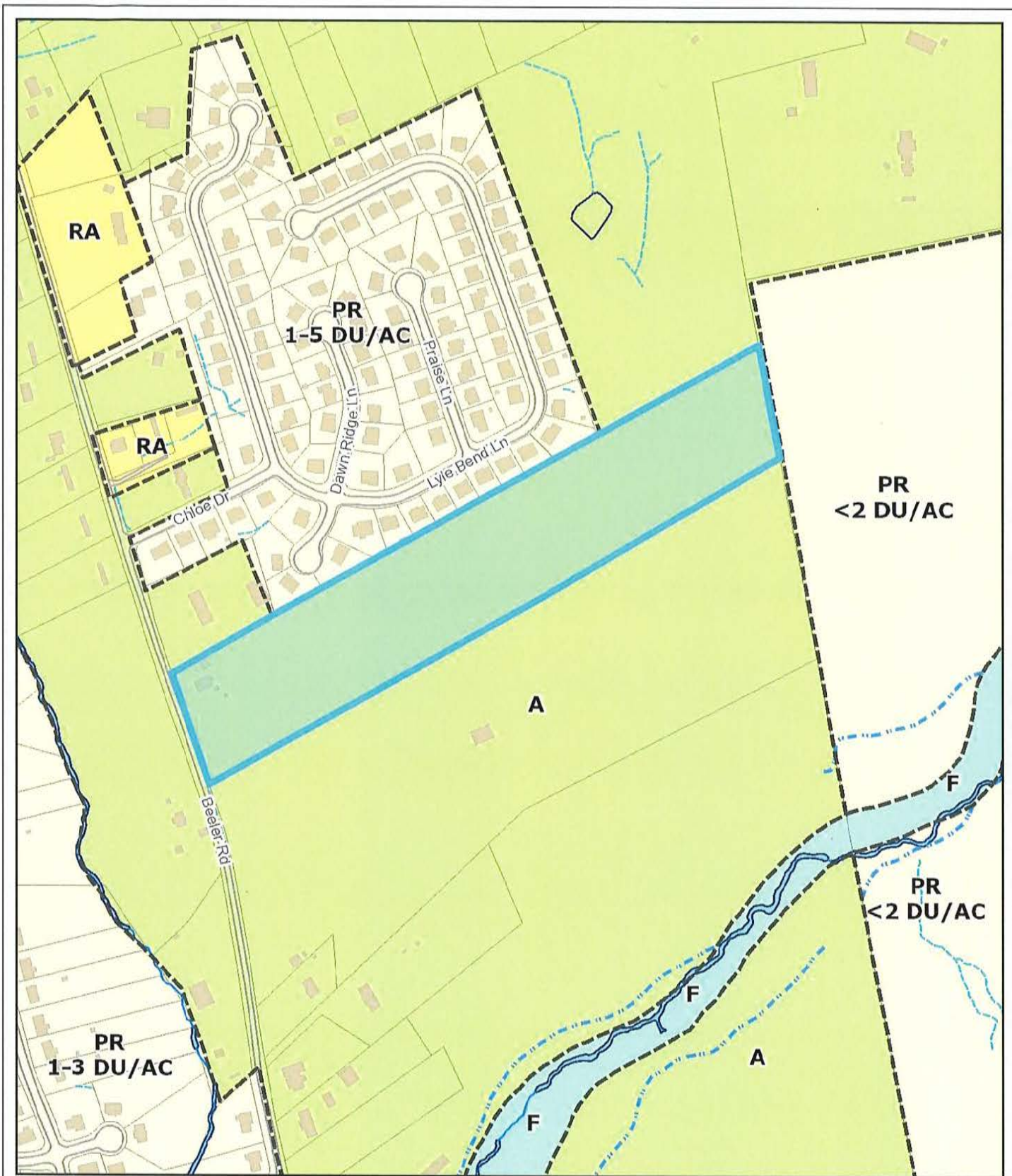
REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____
SUBDIVISION	<u>Beeler Farms Residential Subdivision</u> _____ Unit / Phase Number _____ <input type="checkbox"/> Proposed Subdivision Name <input checked="" type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel Total Number of Lots Created: <u>52</u> <input type="checkbox"/> Other (specify): <u>Detached Residential Subdivision</u> <input type="checkbox"/> Attachments / Additional Requirements
ZONING	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1: <u>0109</u> <u>\$2,725</u>	TOTAL: <u>\$2,725</u>
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2:	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	FEE 3:	

AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative.

	Danny Kirby	03/30/2020
Applicant Signature	Please Print	Date
865-206-4622	dkirby@5881000.com	
Phone Number	Email	
	Michael Reynolds	3/30/2020
Staff Signature	Please Print	Date



0 200 400 800



Feet

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