



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 2-SA-21-C **AGENDA ITEM #:** 17
2-B-21-UR **AGENDA DATE:** 2/11/2021

▶ **SUBDIVISION:** BEELER FARM
▶ **APPLICANT/DEVELOPER:** SPRINGBROOK PROPERTIES, LLC
OWNER(S): Leisa Hutchison / Springbrook Properties

TAX IDENTIFICATION: 20 21201 & 21401 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6848 & 6900 Beeler Rd.

▶ **LOCATION:** East side of Beeler Rd., south of Chloe Dr.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 16.2 acres

▶ **ZONING:** PR (Planned Residential) & 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:** 53

SURVEYOR/ENGINEER: Site Inc.

ACCESSIBILITY: Access is via Beeler Road, a major collector street with 18 feet of pavement width within 40-50 feet of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 7 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. Providing sight distance certification for the driveway for Lot 1 to Knox County Engineering and Public Works during the design plan phase. If the available sight distance is not available along the Beeler Road frontage of Lot 1, access to the lot must be provided via the internal road of the development or as otherwise approved by Knox County Engineering and Public Works.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. 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.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. 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 53 detached dwelling units on individual lots and the reduction of the peripheral setback for the north property line of Lot 1 from 35 feet to 15 feet, 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 and the criteria for approval of a concept plan and use-on-review.

COMMENTS:

The applicant is proposing to subdivide this 16.2-acre tract into 53 detached residential lots and a common area at a density of 3.27 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 previously approved a 44-lot subdivision on 14.22 acres (3.09 du/ac) on the larger of the two subject parcels in 2020 (5-SD-20-C / 5-L-20-C). Subsequently, the applicant purchased an adjacent property to the north to improve sight distance along Beeler Road. The new property is approximately 1.98 acres and was zoned PR up to 4 du/ac in January 2021 (12-C-20-RZ). The larger portion of this site is zoned PR up to 3.25 du/ac. By developing these two properties as a unified subdivision, and since both parcels are classified as Low Density Residential (LDR) on the Northeast County Sector Plan, the total allowed residential dwelling units can be spread across the site. The maximum average density for the entire development is 3.34 du/ac and the proposed density is 3.27 du/ac.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

- 1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.
 - A. The Northeast County Sector Plan recommends LDR (low density residential) uses up to a maximum of 5 du/ac. The proposed subdivision has a density of 3.27 du/ac.

- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.
 - A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.
 - B. The proposed subdivision will have similar lots sizes as the adjacent subdivision to the north.
 - C. The PR (Planned Residential) zoning for this site allows up to 3.25 du/ac on 14.22 acres of the site and up to 4 du/ac on the remaining 1.98 acres, for an average density of up to 3.34 du/ac. The proposed subdivision has a density of 3.27 du/ac.
 - D. There is a large common area with an undefined use at this time, on the east end of the subdivision and accessible via a driveway that crosses the stream and is shared with a large lot to the south of the open space.

- 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.
 - A. The proposed single-family detached subdivision has a similar character as other residential subdivisions on Beeler Road, including the lot sizes and the use being detached residential houses.

- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.
 - A. The proposed residential subdivision is compatible with the surrounding residential and agricultural uses

and will not significantly impact the value of adjacent property.

B. The driveway stream crossing is required to be permitted by the Tennessee Department of Environment and Conservation (TDEC) and Knox County Engineering and Public Works (EPW) will review the capacity of the culvert. Knox County EPW has approved the proposed design but TDEC's approval is still pending. Should the culvert get blocked with debris, water would flow over the lowest point of the driveway (1084.23 elevation) and not cause flooding damage to upstream properties or structures.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. This development has direct access to Beeler Road which is a minor collector street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or undesirable environment for to the proposed restaurant uses.

ESTIMATED TRAFFIC IMPACT: 580 (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.

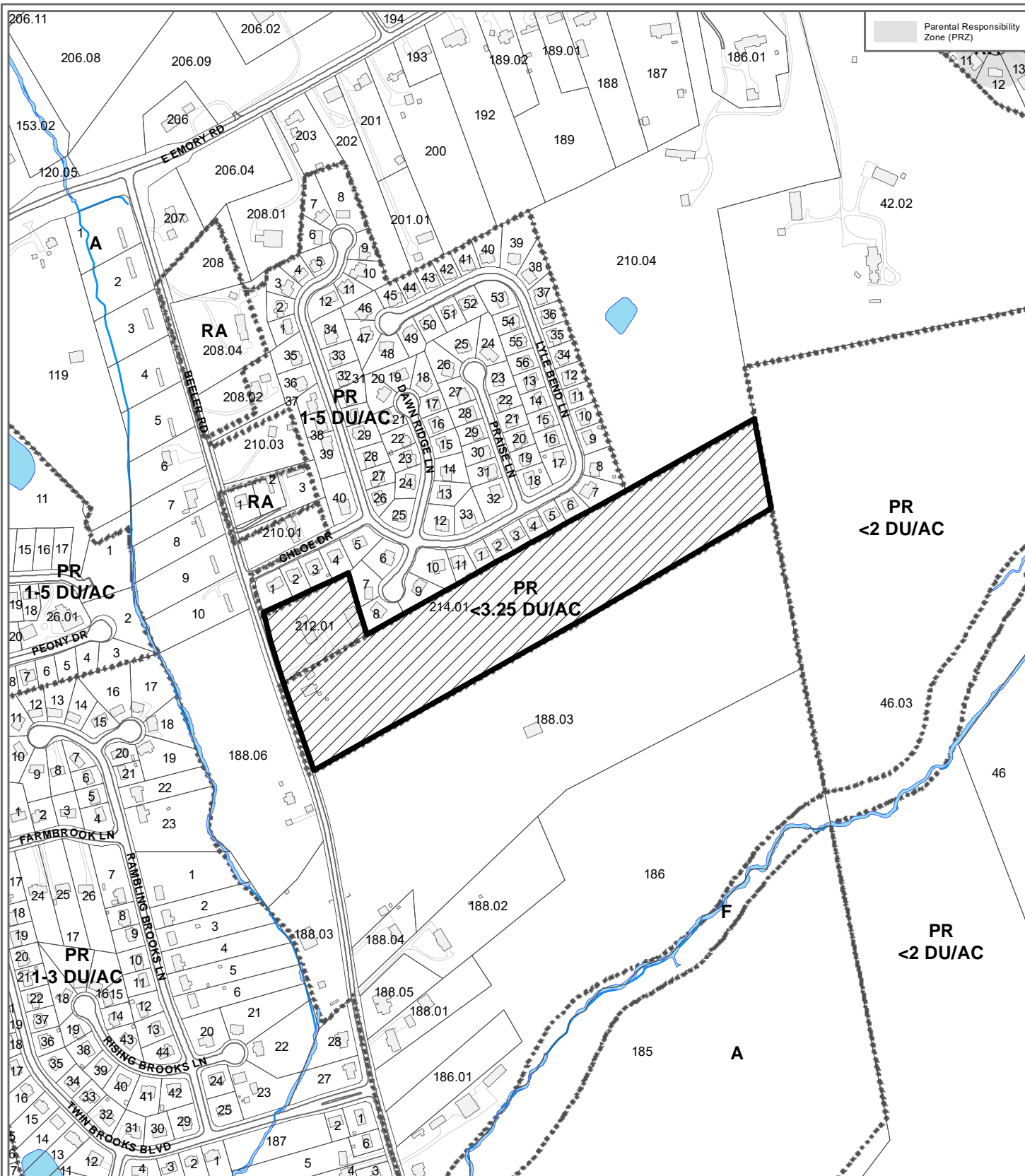
ESTIMATED STUDENT YIELD: 18 (public school children, grades K-12)

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.



**2-SA-21-C / 2-B-21-UR
CONCEPT PLAN/USE ON REVIEW**

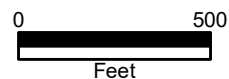
Petitioner: Springbrook Properties, LLC
Beeler Farm

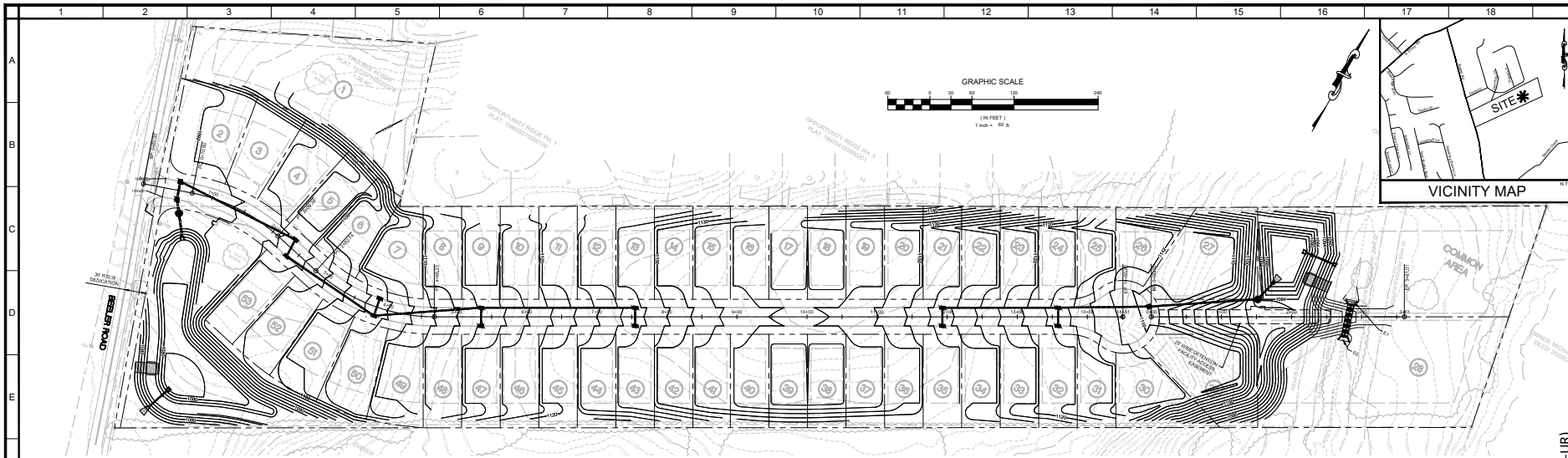


Detached residential subdivision in PR (Planned Residential) & PR (Planned Residential) pending

Original Print Date: 1/6/2021
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 20
Jurisdiction: County



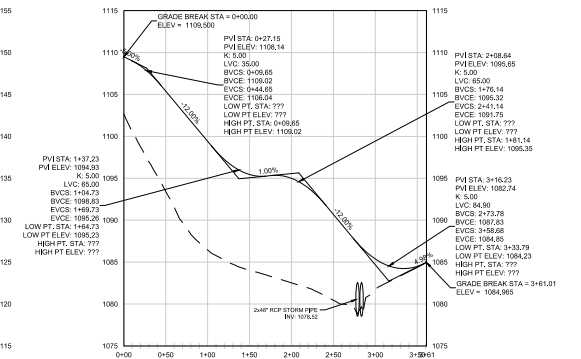
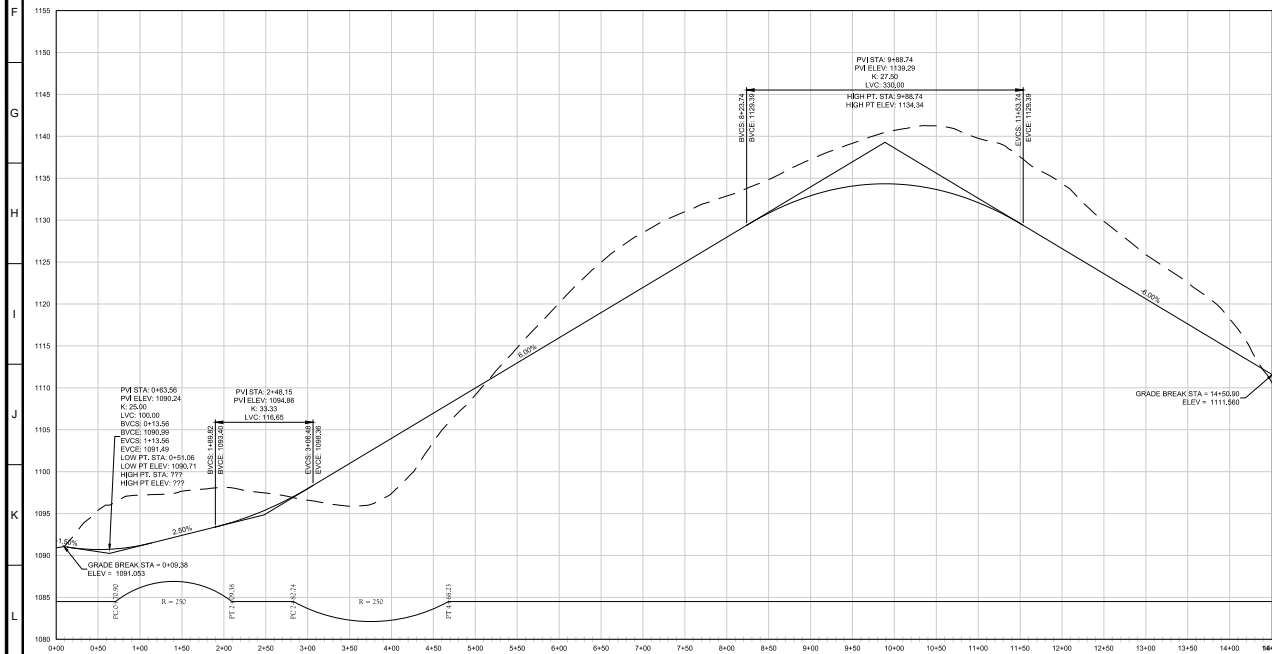


KNOX PLANNING FILE # (2-SA-21-C / 2-B-21-UR)

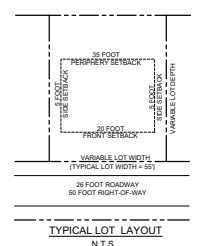
Concept Plan

Beeler Farms Residential Subdivision

6848 Beeler Road
Knoxville, TN 37918
PARCEL ID: 020 214.01



Lot 28 Driveway Profile
Horizontal Scale: 1"=60'
Vertical Scale: 1"=6'



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/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN (TRIMMED, DESCRIBED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

[Signature]
REGISTERED ENGINEER
TENNESSEE CERTIFICATE NO. 107153

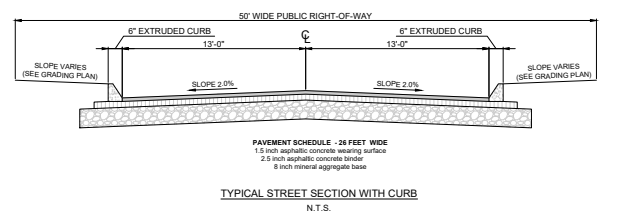
NOTES:

- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
- THIS PROPERTY CONTAINS APPROXIMATELY 18.20 ACRES SUBDIVIDED INTO 33 SINGLE FAMILY DETACHED LOTS (3.25 DU/AC).
- A PORTION OF THIS PROPERTY (14.22 AC) IS CURRENTLY ZONED PR (3.25 DU/AC).
- A PORTION OF THIS PROPERTY (1.98 AC) WAS APPROVED ON CONSENT TO ZONE PR (4.0 DU/AC) PER ITEM NUMBER 12-C-20-02 AT 12/10/2020 MEETING.
- ALL BOUNDARY, ROAD PROFILES AND PRELIMINARY GRADING BASED TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY SITE, INC. DATED 11/12/2020.
- UTILITY AND DRAINAGE EASEMENTS WILL BE PROVIDED PER SECTION 3.11 OF THE SUBDIVISION REGULATIONS.
- ALL LOTS WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM EXCEPT LOT 1.

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

Beeler Farms
Residential Subdivision

2-SA-21-C / 2-B-21-UR
1/25/2021



NO.	DATE	DESCRIPTION
1	12/10/2020	REVISIONS
2	12/10/2020	REVISIONS
3	12/10/2020	REVISIONS
4	12/10/2020	REVISIONS
5	12/10/2020	REVISIONS
6	12/10/2020	REVISIONS
7	12/10/2020	REVISIONS
8	12/10/2020	REVISIONS
9	12/10/2020	REVISIONS
10	12/10/2020	REVISIONS
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23	12/10/2020	REVISIONS
24	12/10/2020	REVISIONS
25	12/10/2020	REVISIONS
26	12/10/2020	REVISIONS
27	12/10/2020	REVISIONS
28	12/10/2020	REVISIONS
29	12/10/2020	REVISIONS
30	12/10/2020	REVISIONS

ORIGINAL ISSUE: 12/10/2020
SITE PROJECT #: 2021
FILE: 2021-01-25





Planning

KNOXVILLE | KNOX COUNTY

Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SR
 - OYP
- Rezoning

Springbrook Properties, LLC

Applicant Name

Owner / Option Holder

Affiliation

12/23/20

Date Filed

2/11/21

Meeting Date (if applicable)

File Number(s)

2-SA-21-C

2-B-21-UR

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

Danny Kirby

Name

Springbrook Properties, LLC

Company

P.O. Box 10226

Address

Knoxville

City

TN

State

37939

ZIP

865-206-4622

Phone

dkirby@5881000.com

Email

CURRENT PROPERTY INFO

Springbrook Properties / Leisa Hutchison

Owner Name (if different)

6900 Beeler Rd

Owner Address

865-

Owner Phone

6848 and

6900 Beeler Rd.

Property Address

020 212.01 + 214.01

Parcel ID

STAFF USE ONLY

East side of Beeler Rd., south of Chloe Dr. ±16.20 acres

General Location

8th district

(020-214.01) Tract Size

(020-212.01)

Jurisdiction (specify district above) City County

PR < 3.25 du/ac + PR < 4.0 du/ac (pending)

Zoning District

NE County

LDR

Sector Plan Land Use Classification

Planned Growth

Growth Policy Plan Designation

Planning Sector

SFR + Vacant land

Existing Land Use

Halsdale-Panell

Sewer Provider

NE Knox

Water Provider

Septic (Y/N)

DEVELOPMENT REQUEST

- Development Plan
- Use on Review / Special Use
- Hillside Protection COA
- Residential
- Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) Revised Concept Plan

SUBDIVISION REQUEST

Beeler Farms
Proposed Subdivision Name

Related Rezoning File Number

12-C-20-RZ

Unit / Phase Number

Combine Parcels

Divide Parcel

53
Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

Proposed Zoning _____

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review
- Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
- Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (Final Plat)
- Use on Review / Special Use (Concept Plan)
- Traffic Impact Study
- COA Checklist (Hillside Protection)

Fee 1	Total
<u>0406 UOR</u>	
Fee 2	<u>\$2,920</u>
Fee 3	

AUTHORIZATION

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

D.R. Kirby
Applicant Signature

Danny R. Kirby
Please Print

12/23/20
Date

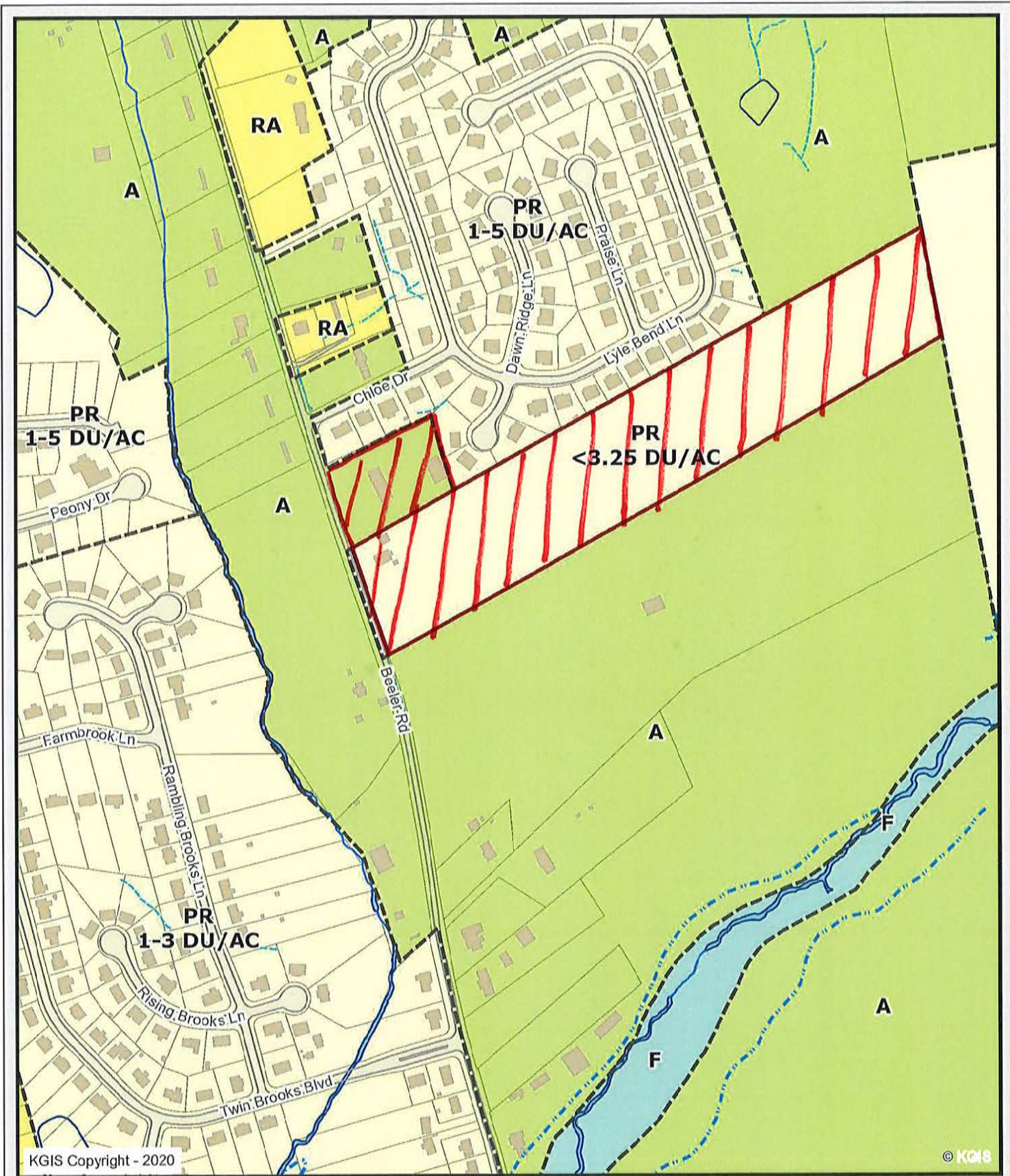
665-206-4622
Phone Number

dkirby@5881000.com
Email

[Signature]
Staff Signature

Michael Reynolds
Please Print

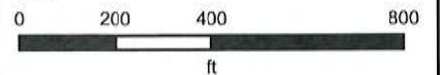
12/23/2020
Date



Letter Portrait



Printed: 12/28/2020 at 10:26:14 AM



Knoxville - Knox County - KUB Geographic Information System

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