



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 12-SC-22-C  
12-C-22-DP

**AGENDA ITEM #:** 33  
**AGENDA DATE:** 12/8/2022

▶ **SUBDIVISION:** THE PRESERVE AT WHITES CREEK

▶ **APPLICANT/DEVELOPER:** W. SCOTT WILLIAMS & ASSOCIATES

**OWNER(S):** Randy Guinard Cafe International LLC

**TAX IDENTIFICATION:** 59 00201,002 [View map on KGIS](#)

**JURISDICTION:** County Commission District 8

**STREET ADDRESS:** 4760 BEVERLY RD (0 NEW BEVERLY BAPTIST CHURCH RD)

▶ **LOCATION:** Northeast side of Beverly Rd, north of Greenway Dr

**SECTOR PLAN:** North City

**GROWTH POLICY PLAN:** Urban Growth Area (Outside City Limits)

**WATERSHED:** Whites Creek

▶ **APPROXIMATE ACREAGE:** 84.56 acres

▶ **ZONING:** PR (Planned Residential), F (Floodway)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Attached and detached residential subdivision

**SURROUNDING LAND USE AND ZONING:** North: Industrial, Agricultural/Forestry/Vacant -- I-G (General Industrial), I (Industrial)  
South: Single family residential, Rural residential, agricultural/forestry/vacant, Office, and Industrial -- RB (General Residential), RA (Low Density Residential), I (Industrial), A (Agricultural)  
East: Agricultural/forestry/vacant -- RB (General Residential), I (General Industrial), F (Floodway)  
West: Agricultural/forestry/vacant -- I-G (General Industrial District), HP (Hillside Protection Overlay), F (Floodplain Overlay)

▶ **NUMBER OF LOTS:** 196

**SURVEYOR/ENGINEER:** Scott Williams W. Scott Williams and Associates

**ACCESSIBILITY:** Access is via Beverly Road, a major collector with a pavement width of 21-ft within a right-of-way width of 48-ft.

▶ **SUBDIVISION VARIANCES REQUIRED:**

- 1) REDUCE ROAD A HORIZ. CURVE RADIUS FROM 250' TO 150' @ STA 0+53.67
- 2) REDUCE ROAD A VERT. CURVE LENGTH FROM K=25 TO K=18.33 @ STA 0+93.22
- 3) REDUCE ROAD B HORIZ. CURVE RADIUS FROM 250' TO 200' @ STA 2+03.29
- 4) REDUCE ROAD B HORIZ. CURVE RADIUS FROM 250' TO 200' @ STA 17+89.77

## STAFF RECOMMENDATION:

- ▶ **Postpone the concept plan until the January 12, 2023 Planning Commission meeting as recommended by staff.**
  
- ▶ **Postpone the development plan until the January 12, 2023 Planning Commission meeting as recommended by staff.**

## COMMENTS:

Staff is recommending postponement to allow additional time for staff and the applicant to discuss the items listed below.

- 1) The subdivision has 196 lots using a single entrance, which exceeds long-standing unwritten design policy requiring a second entrance or a boulevard entrance road design when a subdivision has more than 150 lots. A boulevard entrance road was requested by staff because a secondary access to a road that meets the County's minimum design standards is not likely. A stub-out is provided at the terminus of Road 'A' to the property to the east. However, its only viable road frontage is on McCampbell Road, which is a small, substandard street that frequently floods.
- 2) The applicant proposed a hybrid boulevard design because of the constraints on the north and south sides of the entrance road (steep slopes and floodplains). The boulevard is proposed with two 11-ft travel lanes separated by a 5-ft traversible median and a 1-ft wide drive-over curb on either side of the median. The median is proposed with a pervious paver system and a stormwater underdrain. The boulevard entrance road will not be recommended for acceptance as a public road.
- 3) The roads in the rest of the subdivision have a 24-ft pavement width, which does not meet the minimum pavement width of 26-ft. A 24-ft pavement width is not wide enough to allow on-street parking on both sides of the street and it isn't narrow enough to discourage on-street parking on both sides of the street.
- 4) A 15-ft minimum front yard setback is requested for the detached houses, which requires approval by the Board of Zoning Appeals. The Planning Commission cannot reduce the front yard setback below 20-ft for detached houses.
- 5) A 15-ft minimum front yard setback is requested for the attached houses. These range in width from 22-ft to 26-ft. The plan states that all detached and attached houses will have a 2-car garage. Floor plans are needed to verify that a 2-car garage is attainable in a 22-ft wide attached house, and that the garage is large enough to accommodate most vehicles. The concern is that the boulevard design pushes the travel lane to the curb line, and with the reduced front setback, vehicles that are parked on the driveway will be very close to the driving lane.
- 6) There are 9 guest parking spaces proposed for the 75 attached houses. The amount of guest parking may need to be increased since on-street parking will not be viable in the boulevard section. There are 5 guest parking spaces on the west side and 4 guest spaces on the east side of the attached houses.

**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

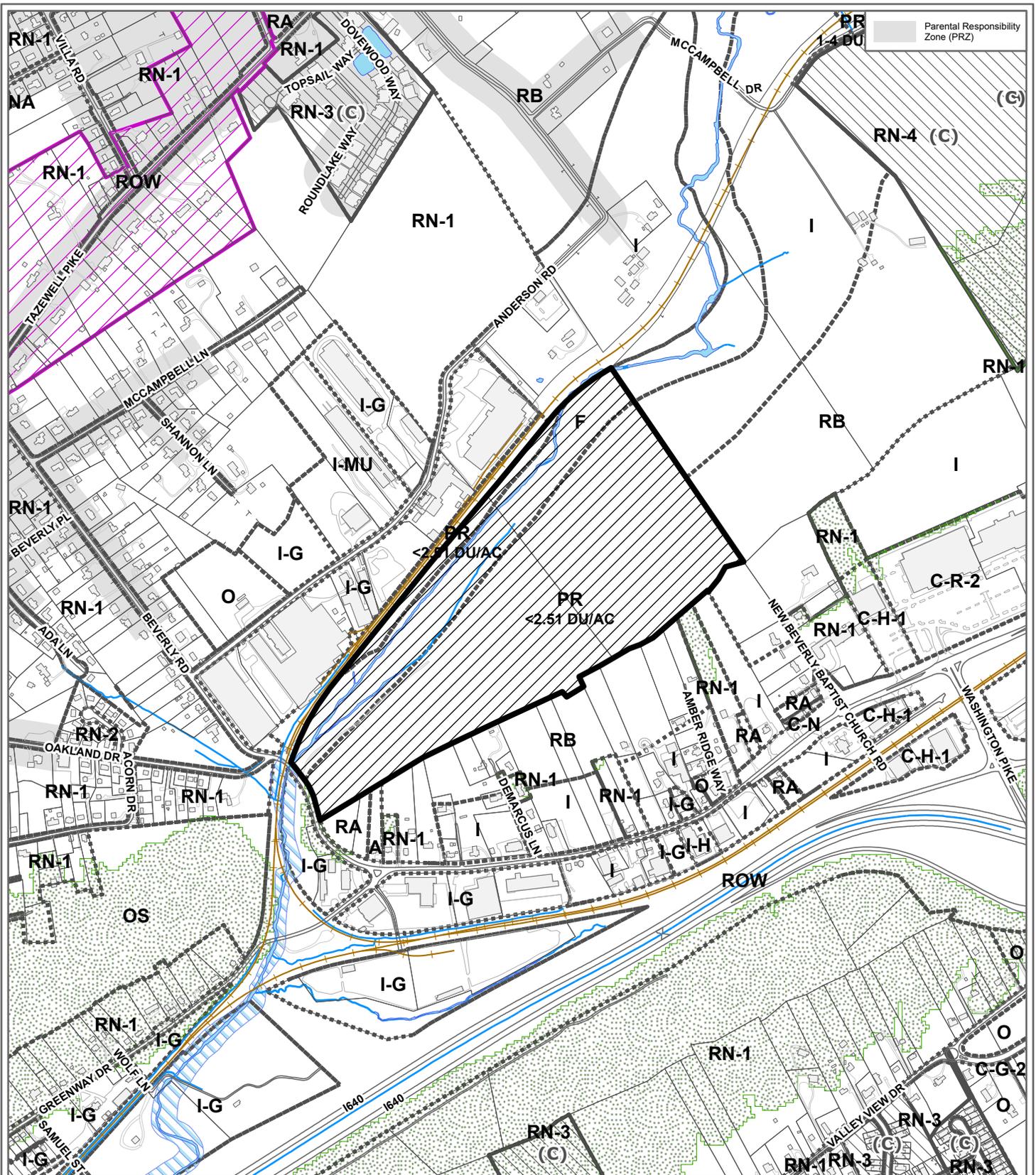
**ESTIMATED STUDENT YIELD:** 37 (public school children, grades K-12)

Schools affected by this proposal: Shannondale Elementary, Gresham 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 development plan request is final, unless the action is appealed to the Court of Competent Jurisdiction. The date of the Court of Competent Jurisdiction hearing will depend on when the appeal application is filed.



**12-SC-22-C / 12-C-22-DP  
CONCEPT PLAN/DEVELOPMENT PLAN**

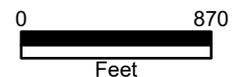
Petitioner: W. Scott Williams & Associates



Attached and detached residential subdivision in PR (Planned Residential),  
F (Floodway)

Map No: 59

Jurisdiction: County

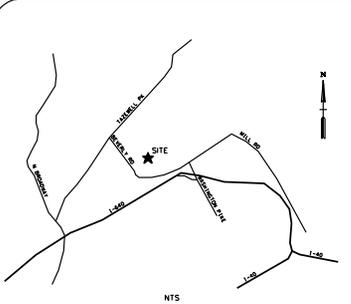


Original Print Date: 11/15/2022

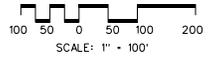
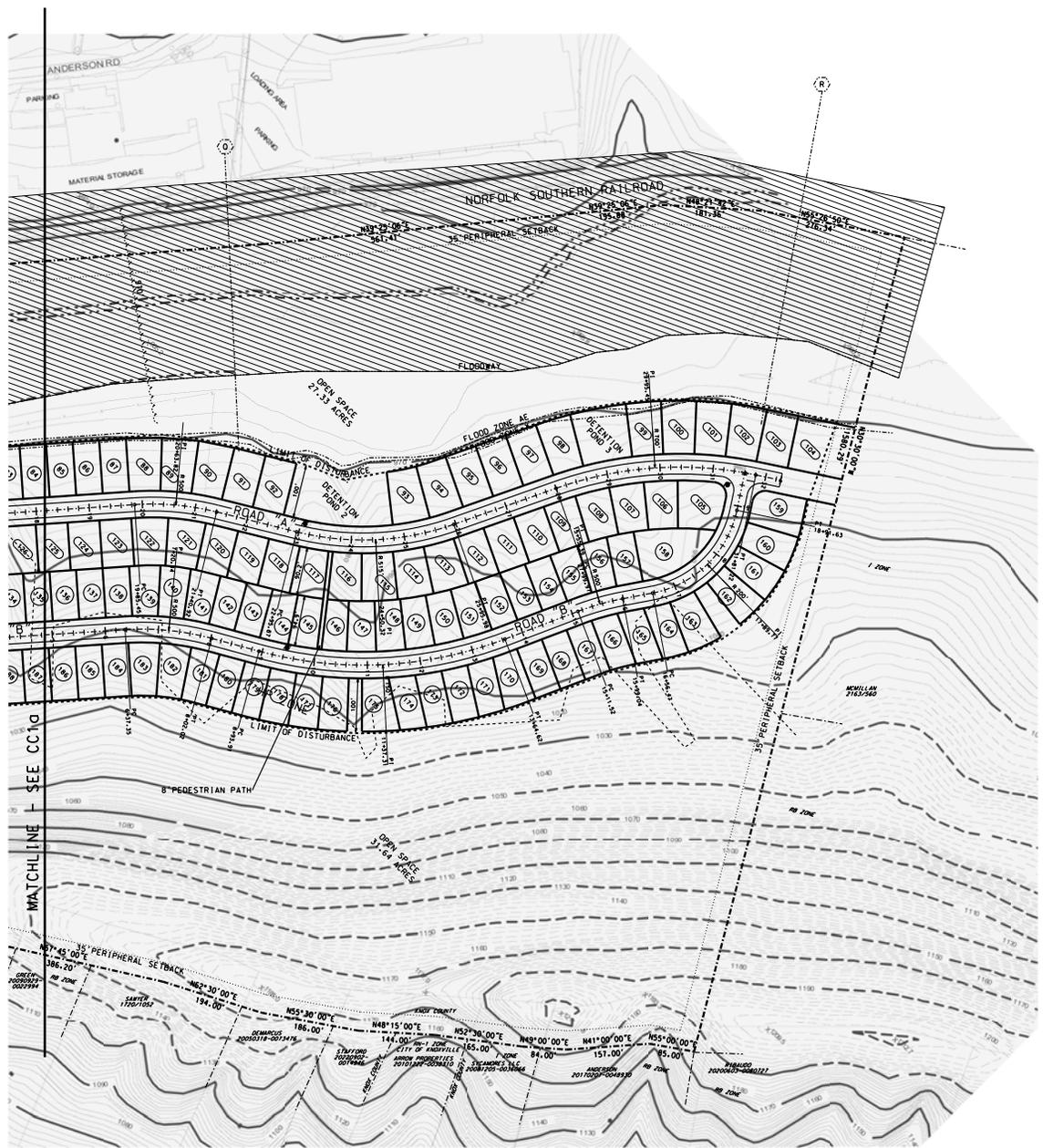
Revised:

Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902





NTS  
VICINITY MAP



**LEGEND**

- - - CENTER LINE PAVEMENT
- - - BOUNDARY LINES
- - - PARCEL / ZONING LINES
- - - BUILDING SETBACK
- PROPOSED FIRE HYDRANT
- PROPOSED LOT NO. - 22' WIDE ATTACHED
- PROPOSED LOT NO. - 26' WIDE ATTACHED
- ⊖ PROPOSED LOT NO. - 50' WIDE DETACHED
- ⊕ PROPOSED LOT NO. - 60' WIDE DETACHED

**CERTIFICATION OF CONCEPT PLAN**  
 I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING ORDINANCES, COORDINATES, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN IDENTIFIED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

*Scott Williams*  
 SURVEYOR

TENNESSEE CERTIFICATE NO. 1914

FOR REVIEW - NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	11/21/22	PC COMM.

**CONCEPT PLAN**  
**THE PRESERVE AT**  
**WHITES CREEK**  
 4150 BEVERLY ROAD  
 CLT MAP 1055 PARCELS 500E SEE 0002.01  
 12-SC-22-C / 12-C-22-DP



**W. SCOTT WILLIAMS & ASSOCIATES**  
 ENGINEERING  
 CIVIL AND SURVEYING  
 LAND SURVEYING  
 2000 W. HARRIS BLVD., 2ND FL.  
 KNOXVILLE, TN 37921  
 P: 865.524.1111  
 E: scott.williams@wsa-tn.com

CLIENT:  
**CAFE INTERNATIONAL, LLC**  
 5408 MOUNTAIN GATE ROAD  
 KNOXVILLE, TN 37922  
 615.586.2747

ORIGINAL ISSUE:  
 OCT. 20, 2022

SHEET NO.  
**CC1b**

JOB NO. 1935

12-SC-22-C / 12-C-22-DP  
 Revised: 11/21/2022



# VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. REDUCE ROAD A HORIZ. CURVE RADIUS FROM 250' TO 150' @ STA 0+53.67

Justify request by indicating hardship: Topographic steep slope limitations.

2. REDUCE ROAD A VERT. CURVE LENGTH FROM K=25 TO K=18.33 @ STA 0+93.22

Justify request by indicating hardship: Topographic steep slope limitations.

3. REDUCE ROAD B HORIZ. CURVE RADIUS FROM 250' TO 200' @ STA 2+03.29

Justify request by indicating hardship: Topographic steep slope limitations.

4. REDUCE ROAD B HORIZ. CURVE RADIUS FROM 250' TO 200' @ STA 17+89.77

Justify request by indicating hardship: Topographic steep slope limitations.

5. \_\_\_\_\_

Justify request by indicating hardship: \_\_\_\_\_

6. \_\_\_\_\_

Justify request by indicating hardship: \_\_\_\_\_

7. \_\_\_\_\_

Justify request by indicating hardship: \_\_\_\_\_

I certify that any and all requests 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.

**William Scott Williams** Digitally signed by William Scott Williams  
Signature Date: 2022.11.21 15:19:30 -05'00'  
**11/21/22**  
Date



# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**W. Scott Williams & Associates**

Applicant Name

Affiliation

**10/25/2022**

**12/8/2022**

**12-SC-22-C / 12-C-22-DP**

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.*

**W. Scott Williams W. Scott Williams and Associates**

Name / Company

**4530 Annalee Way Way Knoxville TN 37921**

Address

**865-692-9809 / wscottwill@comcast.net**

Phone / Email

## CURRENT PROPERTY INFO

**Randy Guinard Cafe International LLC**

**2109 Dutch Valley Dr Knoxville TN 37918**

**865-244-8050**

Owner Name (if different)

Owner Address

Owner Phone / Email

**4760 BEVERLY RD / 0 NEW BEVERLY BAPTIST CHURCH RD**

Property Address

**59 00201,002**

**84.56 acres**

Parcel ID

Part of Parcel (Y/N)?

Tract Size

**Knoxville Utilities Board**

**Knoxville Utilities Board**

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Northeast side of Beverly Rd, north of Greenway Dr**

General Location

City **Commission District 8 PR (Planned Residential), F (Floodway)**

**Agriculture/Forestry/Vacant Land**

Count District

Zoning District

Existing Land Use

**North City**

**LDR (Low Density Residential), HP (Hillside Protection), S**

**Urban Growth Area (Outside City Limit**

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential Home Occupation (specify) _____ Other (specify) <b>Attached and detached residential subdivision</b>	Related City Permit Number(s)  
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## SUBDIVISION REQUEST

<b>The Preserve at Whites Creek</b> Proposed Subdivision Name  Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels Additional Information _____	Related Rezoning File Number  <b>196</b>
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change Proposed Zoning _____	Pending Plat File Number
<input type="checkbox"/> Plan Amendment Proposed Plan Designation(s) _____	
Proposed Density (units/acre)    Previous Zoning Requests _____	
Additional Information _____	

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1 <b>\$1,600.00</b>	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 2	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input checked="" type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 3	

## AUTHORIZATION

Applicant Signature	<b>W. Scott Williams &amp; Associates</b> Please Print	<b>10/25/2022</b> Date
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Property Owner Signature	<b>Randy Guinard Cafe International LLC</b> Please Print	<b>10/25/2022</b> Date
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I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

Applicant Name W. Scott Williams & Associates

Engineer  
Affiliation

Date Filed 10/24/2022

Meeting Date (if applicable) 12/8/2022

File Number(s)  
12-SC-22-C\_12-C-22-DP

### CORRESPONDENCE

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

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

Name Scott Williams

Company W. SCOTT WILLIAMS & ASSOCIATES

Address 4530 Annalee way

City Knoxville

State TN

ZIP 37921

Phone 865-692-9809

Email wscottwill@comcast.net

### CURRENT PROPERTY INFO

Property Owner Name (if different) Cafe International LLC Property Owner Address 2109 Dutch Valley Dr. Knox, TN 37918 Property Owner Phone 865-244-8050

① 0 New Beverly Baptist Church Rd.

059 002

② 4760 Beverly Rd.

059 00201

Property Address

Parcel ID

Sewer Provider KUB

Water Provider KUB

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

Northeast side of Beverly Rd, north of Greenway Dr

~~① Parcel to NW of (Approx 1200ft) Greenway Dr + New Beverly Baptist Church Rd.~~

~~② Parcel to E of intersection of Beverly Rd + Greenway Dr.~~

General Location

84.56 acres

Tract Size

City  County

District 8

Zoning District F and

Existing Land Use > PR < 2.51 DU/AC

Existing Land Use > Ag for Vac

Planning Sector North City

Sector Plan Land Use Classification LDR & HP & SP

Growth Policy Plan Designation > Urban Growth

**DEVELOPMENT REQUEST**

Development Plan  Use on Review / Special Use  Hillside Protection COA  
 Residential  Non-Residential  
 Home Occupation (specify) \_\_\_\_\_  
 Other (specify) Attached and detached residential subdivision  
 Related City Permit Number(s) \_\_\_\_\_

**SUBDIVISION REQUEST**

The Preserve at Whites Creek  
 Proposed Subdivision Name  
 Related Rezoning File Number  
 1-E-21-RZ  
 Unit / Phase Number  Combine Parcels  Divide Parcel 196  
 Total Number of Lots Created  
 Other (specify) Attached and detached residential subdivision  
 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
102	Concept Plan	\$1,600
Fee 2		
Fee 3		

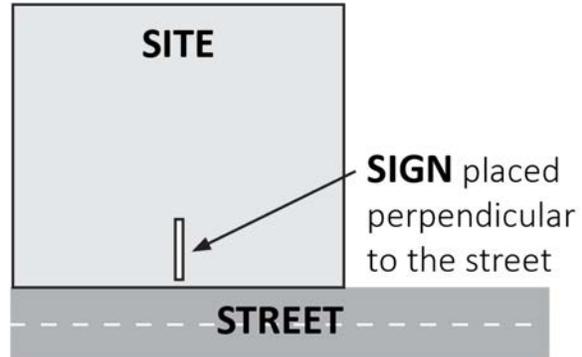
MR

**AUTHORIZATION**

Scott Williams  
 Applicant Signature **SCOTT WILLIAMS** Please Print 10/12/22 Date  
865-692-9809  
 Phone Number WSCOTTWILL@comcast.net Email  
Randy Guignard  
 Property Owner Signature **Randy Guignard** Please Print 10/14/22 Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

## LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

***The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:***

\_\_\_\_\_ 11/25/2022 \_\_\_\_\_ and \_\_\_\_\_ 12/9/2022 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** W. Scott Williams & Associates

**Date:** 10/25/22

**File Number:** 12-C-22-C\_12-C-22-DP

Sign posted by Staff

Sign posted by Applicant