

# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 9-SD-22-C

**AGENDA ITEM #:** 24

9-F-22-DP

**AGENDA DATE:** 9/8/2022

► **SUBDIVISION:** THE VILLAS OF BEAVER CREEK

► **APPLICANT/DEVELOPER:** ROBERT G. CAMPBELL AND ASSOCIATES

OWNER(S): Matthew Ball

TAX IDENTIFICATION: 56 P/O 133

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1331 W BEAVER CREEK DR

► **LOCATION:** North side of W. Beaver Creek Dr, north of Beelertown Rd

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 12.5 acres

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

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

► **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant, Mobile home park -- A (Agricultural), OB (Office, Medical and Related Services)  
South: Single family residential -- OB (Office, Medical and Related Services), RA (Low Density Residential)  
East: Agriculture/forestry/vacant -- A (Agricultural)  
West: Agriculture/forestry/vacant -- RA (Low Density Residential), A (Agricultural)

► **NUMBER OF LOTS:** 60

SURVEYOR/ENGINEER: Robert G. Campbell & Assoc.

ACCESSIBILITY: Access is via W Beaver Creek Drive, a major arterial with a pavement width of 21-ft within a right-of-way width of 40-ft

► **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES**  
1.Reduce the minimum horizontal radius from 100' to 92.5' on Road B

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY  
ENGINEERING AND PUBLIC WORKS APPROVAL**

**\*\* See attached variance and alternative design request form**

## STAFF RECOMMENDATION:

► **Approve the requested variance based on the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.**

**Approve the Concept Plan subject to 7 conditions.**

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Providing the minimum floor elevation on the final plat for any lots below the 500-year floodplain elevation, as required by Knox County Engineering and Public Works during the design plan phase.
- 4) The driveways for lots 14 and 15 must be located away from the "For Future Access" reservation (common area). The location of the driveways shall be approved by Knox County Engineering and Public Works during the design plan phase and shown on the plat.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to averaging the outer stream buffer and the applicable requirements of the No Fill Line.
- 6) Providing a turnaround at the end of Road 'A' and the driveway connection for the mobile home park must meet the requirements of Knox County Engineering and Public Works.
- 7) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

► **Approve the development plan for a 60-lot subdivision and reduction of the 35 ft peripheral setback to 15 ft along the north and east boundaries and to 25 ft along the western boundary, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) The maximum height of the attached dwellings shall be 35 feet.

**COMMENTS:**

This proposal is a 60-lot lot subdivision, with 59 lots for attached houses and one lot for the existing house that will remain. The subject portion of the property zoned PR is 12.5 acres and was rezoned from A to PR (Planned Residential) up to 5 du/ac in May 2022 (4-U-22-RZ). The proposed density is 4.8 du/ac, excluding the A (Agricultural) zoned portion of the property. There is an existing mobile home park with 11-12 units in the middle of the property, outside of the proposed subdivision, that will remain and will maintain access with a driveway connection to the end of Road 'A'.

The Concept Plan shows additional right-of-way being dedicated along the W. Beaver Creek Drive frontage. During the design plan phase, Knox County will determine if right-of-way dedication is warranted in this location, for this proposed development.

**DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)**

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

**1) ZONING ORDINANCE**

PR (Planned Residential) up to 5 du/ac:

- a) The PR zone allows attached and detached dwellings as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
- b) This PR zone district is approved for a maximum of 5 du/ac. The proposed density is 4.8 du/ac.
- c) The peripheral setback is 35 feet, however, the planning commission may reduce it to 15 feet when the adjacent property is zoned agricultural or residential. The applicant requests a 25 ft peripheral setback along the western boundary and 15 ft peripheral along the north and east boundaries. Staff is recommending approval because the developer owns the property to the north and east, and the property to the west is heavily forested.

**2) GENERAL PLAN - DEVELOPMENT POLICIES**

- a) Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat (Policy 9.2) – The FEMA 100-year and 500-year floodplains are located on the east and southeast portions of the property, as well as the 25 ft inner and 25 ft outer stream buffers. The outer 25 ft stream buffer can be averaged on the same side of the stream, which is part of this current proposal. However, that could change during the design plan phase. The inner 25 ft stream buffer cannot be disturbed.
- b) Ensure that the context of new development, including scale and compatibility, does not impact existing

neighborhoods and communities (Policy 9.3) - The proposed peripheral setback reduction should have minimal impact on adjacent properties because of the distance to adjacent residential structures to the west.

c) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This proposal is for attached residential units and the one existing house. The mix of house sizes and price points are to be determined by the developer.

### 3) NORTH COUNTY SECTOR PLAN

a) The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The development will have a density of 4.8 du/ac.

b) The property is partially within the SP (Stream Protection) area. The development must meet the FEMA regulations and stormwater requirements of Knox County.

### 4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

ESTIMATED TRAFFIC IMPACT: 608 (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.

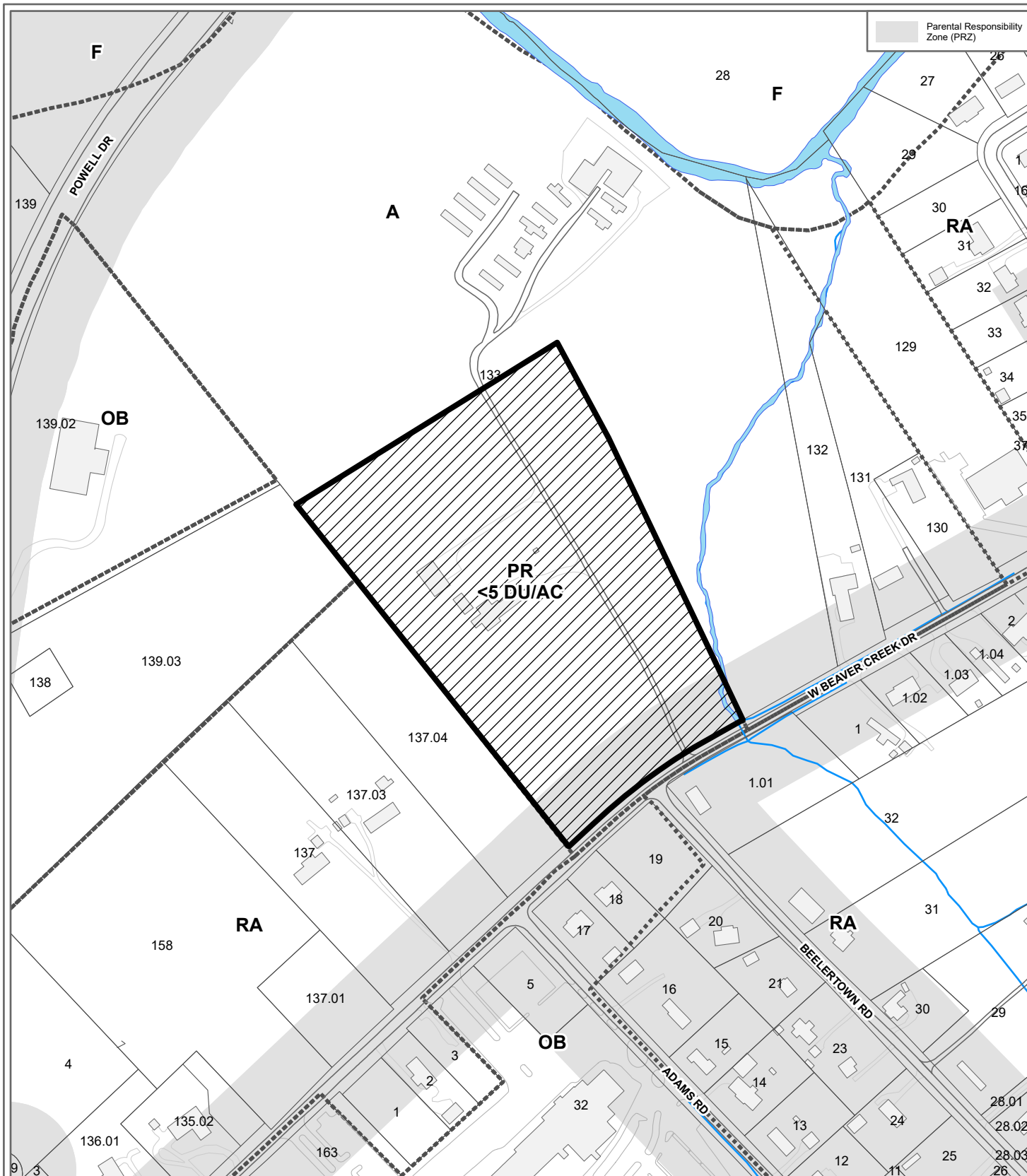
ESTIMATED STUDENT YIELD: 4 (public school children, grades K-12)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell High.

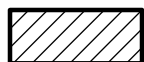
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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



**9-SD-22-C / 9-F-22-DP  
CONCEPT PLAN/DEVELOPMENT PLAN**



Attached residential subdivision in PR (Planned Residential)

Original Print Date: 8/15/2022 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Robert G. Campbell and Associates

Map No: 56  
Jurisdiction: County

0 300  
Feet



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## *Requested Variances & Alternative Design Standards*

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9-SD-22-C / 9-F-22-DP– 1331 W. BEAVER CREEK DR

### **VARIANCES**

1. Reduce the minimum horizontal radius from 100' to 92.5' on Road B

### **ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL**

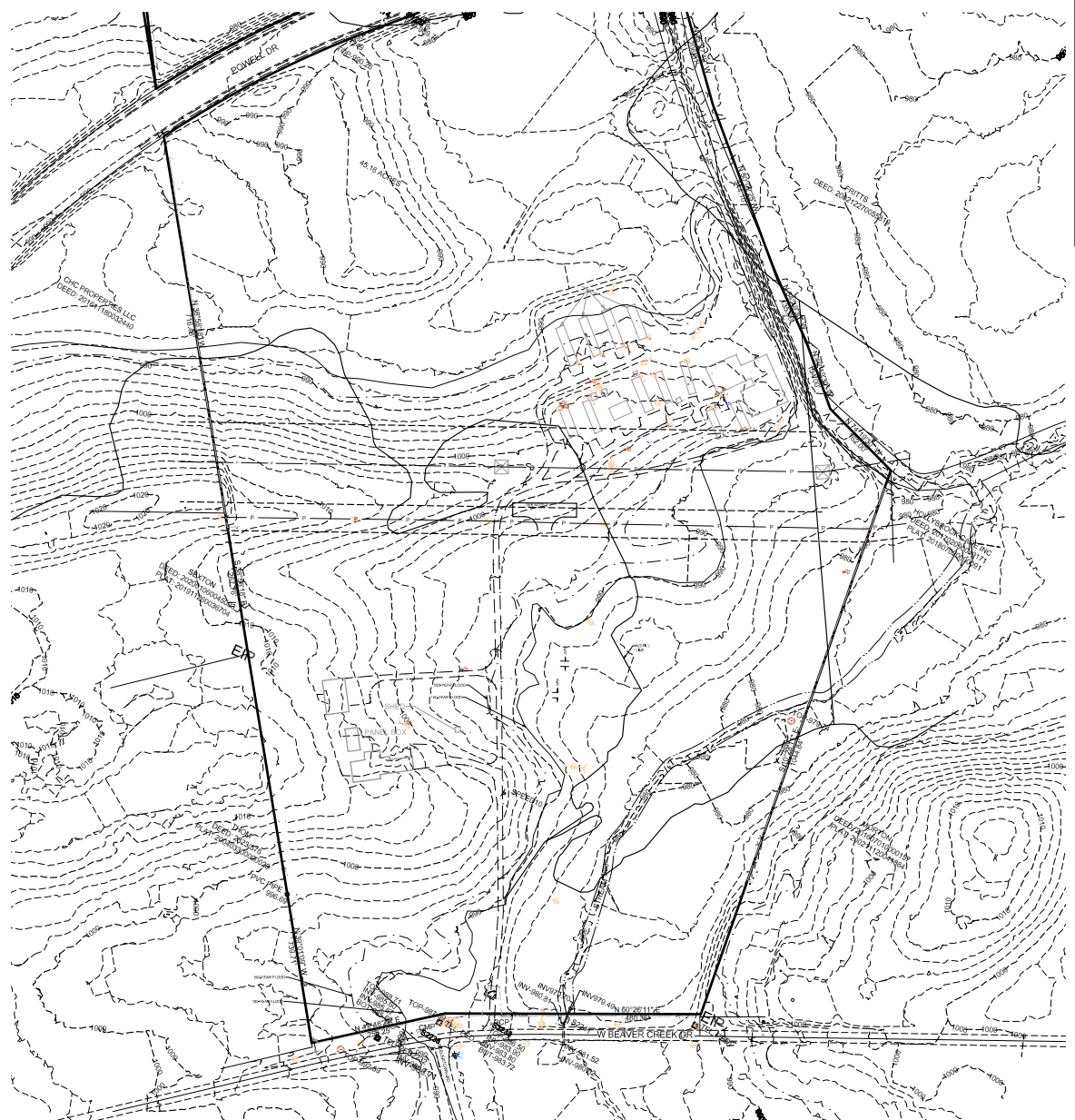
1. None identified

### **ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL**

1. Increase the maximum intersection grade from 1% to 2% at both intersections of Road B at Road A
2. Increase the maximum intersection grade from 1% to 2% at the intersection of Road C at Road A

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Approve  
SE 9/1/22



SITE MAP  
N.T.S.

LEGEND	
EIP	EXISTING BION PH
EXISTING TELEPHONE BOX	EXISTING POWER/TELEPHONE
EXISTING MANHOLE	EXISTING GUY WIRE
EXISTING SIGN	EXISTING CLEANOUT
EXISTING WATER VALVE	EXISTING POWERLINE
PROPOSED CATCH BASIN	EXISTING GRADE
	EXISTING FENCE

- NOTES:
1. EXISTING CONTOURS BASED ON STATE LIDAR DATA.
  2. ACCESS TO UNITS 1-50 FROM INTERNAL ROAD SYSTEM ONLY. ACCESS TO MOBILE HOMES THROUGH INTERNAL ROAD SYSTEM ONLY.
  3. EXISTING HOUSE ON PARCEL IS TO REMAIN AS PART OF THE DEVELOPMENT.
  4. EXCAVATE PERMANENT STORM WATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
  5. THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
  6. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
  7. WATER AND SEWER PROVIDERS: HPUD

TOTAL AREA: +/- 54.27 ACRES  
AREA OF DISTURBANCE: +/- 12.5 ACRES  
NUMBER OF LOTS: 60  
CLT MAP: 56  
PARCELS: 056 133  
DEED REFERENCE: 20220607-0092031  
ZONING: PR (5 DU/AC)  
PLANNING FILE NUMBER:

9-SD-22-C / 9-F-22-DP  
Revised: 9/1/2022



DEVELOPER: BRENT AND MATTHEW BALL  
7701 WINDWOOD DRIVE  
POWELL, TN 37949  
(865) 599-1057

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.  
7523 TAGGART LANE  
KNOXVILLE, TN 37938  
(865) 947-5996

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 \_\_\_\_\_  
Tennessee Certificate No. \_\_\_\_\_

NO.		DATE		DESCRIPTION		BY		CHKD.	
				REVISIONS					

		ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE		EXISTING CONDITIONS		1331 W. BEAVER CREEK DR KNOX COUNTY		DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1"=100'	SHEET NO. 1
								DRAWN BY AJJ	DATE 7/25/2022	FILE NO. 22066	OF 4 SHEETS



DEVELOPER: BRENT AND MATTHEW BALL  
7701 WINDWOOD DRIVE  
POWELL, TN 37849  
(865) 599-1057

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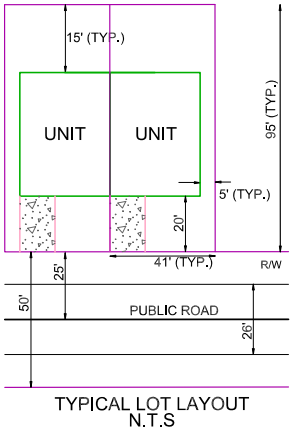
SEXTON  
DEED: 202001060045003  
PLAT: 201911260036704

THOM  
DEED: 2323/576  
PLAT: 200403300090023

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	57.87'	57.08'	S 20°48'46" E	33°09'11"
C2	100.00'	21.50'	21.58'	S 10°30'39" E	12°33'01"
C3	100.00'	21.72'	21.58'	N 23°00'22" W	12°26'42"

SETBACKS:  
20' FRONT  
5' SIDE  
15' REAR

NOTE: 15' PERIPHERAL SETBACK APPLIES  
AROUND SUBDIVISION PERIMETER.



2	8/31/22	MPG COMMENTS	AJJ	RG
1	8/18/22	MPG COMMENTS	AJJ	RG
REVISIONS				

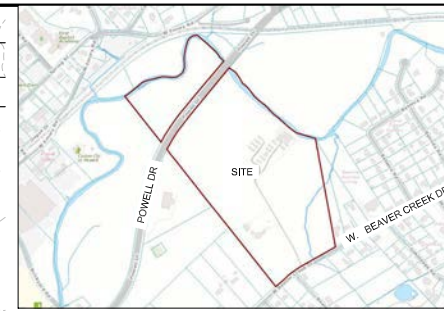


ROBERT G. CAMPBELL & ASSOC., L.P.  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

CONCEPT PLAN OF:  
THE VILLAS OF BEAVER CREEK

1331 W. BEAVER CREEK DR  
KNOX COUNTY

DESIGNED BY	CHECKED BY	SCALE	SHEET
AJJ	RG	1"=50'	NO. 2
DRAWN BY	DATE	FILE NO.	OF 4 SHEETS
AJJ	7/25/2022	22096	



#### LEGEND

EIP	EXISTING EIP	EXISTING POWER/TELEPHONE
EXISTING TELEPHONE BOX	EXISTING GUY WIRE	EXISTING CLEANOUT
EXISTING MANHOLE	EXISTING POWERLINE	EXISTING FENCE
EXISTING SIGN	EXISTING WATER VALVE	
EXISTING WATER VALVE	EXISTING GRADE	
PROPOSED CATCH BASIN	EXISTING FENCE	

#### NOTES:

- EXISTING CONTOURS BASED ON STATE LIDAR DATA.
- ACCESS TO UNITS 1-60 FROM INTERNAL ROAD SYSTEM ONLY. ACCESS TO MOBILE HOMES THROUGH INTERNAL ROAD SYSTEM ONLY.
- LANDSCAPE SCREEN MAY BE ADDED AFTER FINAL PLANS HAVE BEEN DEVELOPED TO REPLACE THE LOST BUFFER, OR TO AUGMENT THE EXISTING BUFFER.
- TURN AROUND AT END OF ROAD A IS TEMPORARY.
- EXISTING HOUSE ON PARCEL IS TO REMAIN AS PART OF THE DEVELOPMENT.
- IF AFTER FIELD SURVEY, THE DETACHED GARAGE INTERFERES WITH LOT 35, IT WILL BE REMOVED.
- EXCAVATE PERMANENT STORM WATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
- THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
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9-SD-22-C / 9-F-22-DP  
Revised: 9/1/2022



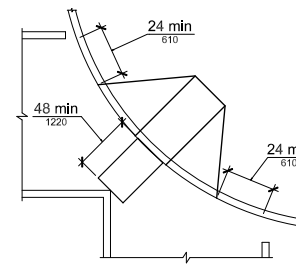
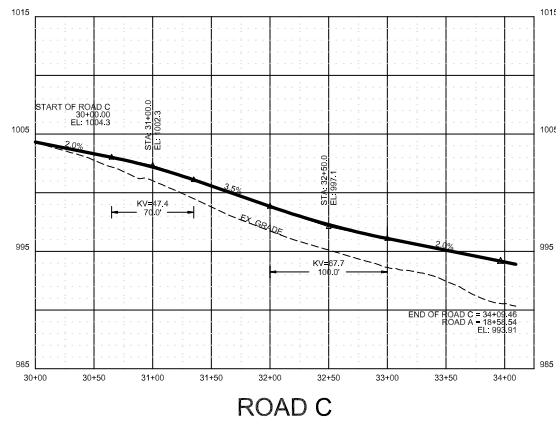
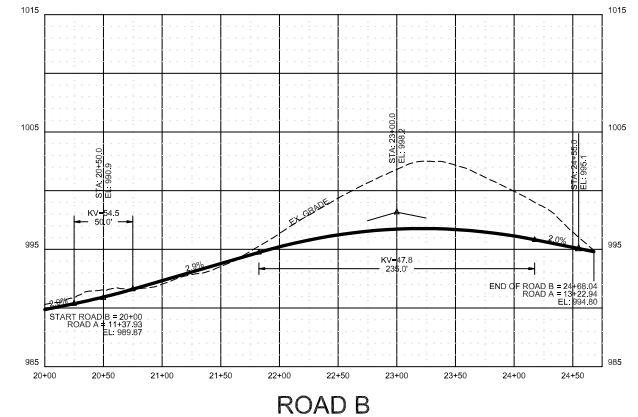
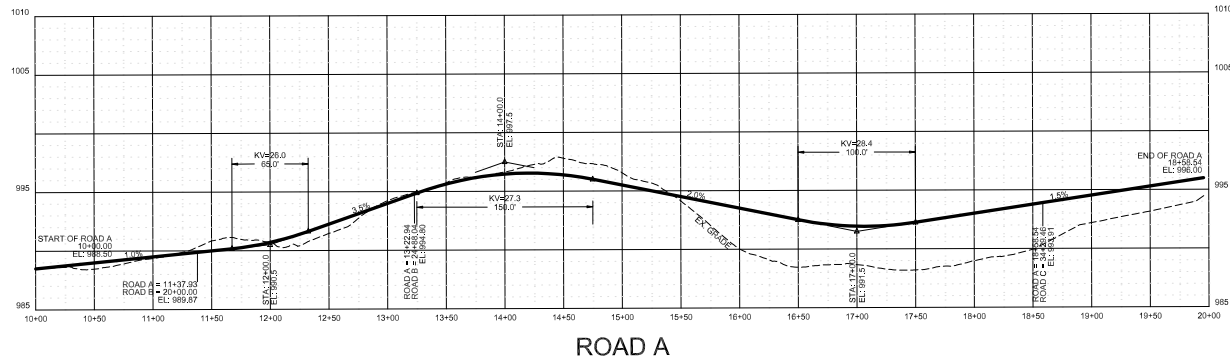


Figure 406.6  
Diagonal or Corner Type Curb Ramps

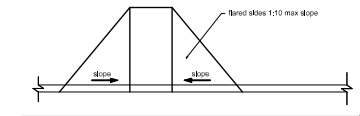
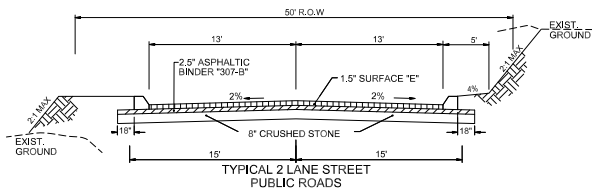
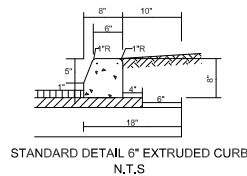


Figure 406.3  
Sides of Curb Ramps

N.T.S



**TYPICAL 2 LANE STREET PUBLIC ROADS**  
N.T.S  
BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D998) PRIOR TO PLACEMENT OF FILL. FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.) \* 10\"/>



**STANDARD DETAIL 6\"/>**

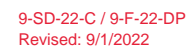
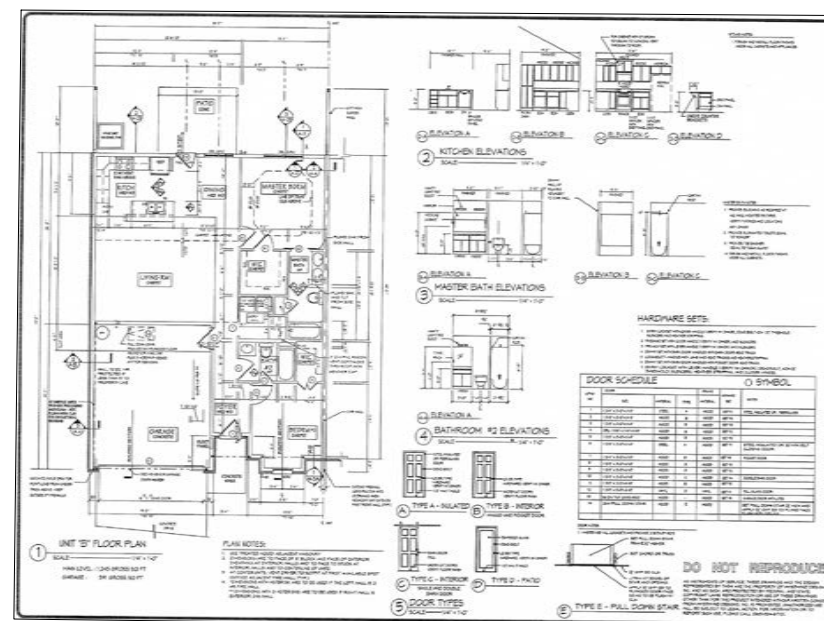
N.T.S



9-SD-22-C / 9-F-22-DP  
Revised: 9/1/2022

						ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	ROAD PROFILES	1331 W. BEAVER CREEK DR KNOX COUNTY	DESIGNED BY	CHECKED BY	SCALE	SHEET NO. <b>(3)</b> OF 4 SHEETS
NO.	DATE	DESCRIPTION	BY	CHKD.					AJJ	RGC	1"=50'H 150'	
REVISIONS									AJJ	DATE	FILE NO.	
										7/25/2022	22066	





Example of proposed structure

Agenda item #24

9-SD-22-C / 9-F-22-DP  
9/2/2022



Example of proposed structure

9-SD-22-C / 9-F-22-DP  
9/2/2022







# 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

Robert G. Campbell and Associates

8/11/2022

Applicant Name

Date Filed

9/8/2022

()

9-SD-22-C / 9-F-22-DP

Planning Commission  
Meeting (if applicable)

Legislative Meeting (if applicable)

File Number(s)

## CORRESPONDENCE

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

Austin Johnson Robert G. Campbell & Associates

Name / Company

7523 Taggart Ln Knoxville TN 37938

Address

865-947-5996 / austin.johnson@rgc-a.com

Phone / Email

## CURRENT PROPERTY INFO

Matthew Ball

1413 Wineberry Rd. Rd. Powell TN 37849

895-599-1057 / matthewball24

Owner Name (if different)

Owner Address

Owner Phone / Email

1331 W BEAVER CREEK DR

Property Address

56 p/o 133

12.5 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Hallsdale-Powell Utility District

Hallsdale-Powell Utility District

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

North side of W. Beaver Creek Dr, north of Beelertown Rd

General Location

☐ City Commission District 7 PR (Planned Residential)

Agriculture/Forestry/Vacant Land

☒ County District

Zoning District

Existing Land Use

North County

LDR (Low Density Residential), SP (Stream Protection)

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

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

Home Occupation (specify) \_\_\_\_\_

Other (specify) **Attached residential subdivision**

Related City Permit Number(s)

## SUBDIVISION REQUEST

**The Villas of Beaver Creek**

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

☒ Split Parcels

**60**

Total Number of Lots Created

Additional Information \_\_\_\_\_

☐ Attachments / Additional Requirements

## ZONING REQUEST

☐ Zoning Change

Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre)    Previous Zoning Requests

☐ Plan Amendment Change

Proposed Plan Designation(s)

Additional Information \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

☐ Staff Review    ☐ Planning Commission

### ATTACHMENTS

☐ Property Owners / Option Holders    ☐ Variance Request

### ADDITIONAL REQUIREMENTS

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

Fee 1

**\$2,750.00**

Fee 2

Fee 3

Total

## AUTHORIZATION

*By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.*

**Austin Johnson Robert G. Campbell & Associates, 7523 Taggart Ln Knoxville**

**8/11/2022**

Application Authorized By

Affiliation

Date

**865-947-5996 / austin.johnson@rgc-a.com**

Phone / Email

Staff Signature

Please Print

Date Paid



# 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

Robert G. Campbell and Associates  
Applicant Name

Engineer/Surveyor  
Affiliation

7/25/2022  
Date Filed

September 8, 2022  
Meeting Date (if applicable)

File Number(s)  
9-SD-22-C  
9-F-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

Austin Johnson  
Name

Robert G. Campbell and Associates  
Company

7523 Taggart Lane  
Address

Knoxville  
City

TN  
State

37938  
ZIP

(865) 947-5996  
Phone

austin.johnson@rgc-a.com  
Email

## CURRENT PROPERTY INFO

Matthew Bull / W. Beaver Creek Grp 7701 Windwood Dr. Powell, TN 37849 (865) 599-1057  
Property Owner Name (if different) Property Owner Address Property Owner Phone

1331 W. Beaver Creek Dr.  
Property Address

056 133 (part of)  
Parcel ID

HPUD  
Sewer Provider

HPUD  
Water Provider

N  
Septic (Y/N)

## STAFF USE ONLY

North side of W. Beaver Creek Dr., north of Beelertown Rd  
General Location

12.5 acres  
Tract Size

☐ City ☒ County  
District

7th  
District

PR up to 5 du/ac  
Zoning District

Agriculture/forestry/vacant  
Existing Land Use

North County  
Planning Sector

LDR & SP  
Sector Plan Land Use Classification

Planned Growth  
Growth Policy Plan Designation



**DEVELOPMENT REQUEST**

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

Home Occupation (specify) \_\_\_\_\_

Other (specify) Attached residential subdivision

Related City Permit Number(s)

**SUBDIVISION REQUEST**

The Villas of Beaver Creek

Proposed Subdivision Name

Related Rezoning File Number:

4-U-22-RZUnit / Phase Number ☐ Combine Parcels ☒ Divide Parcel 60  
Total Number of Lots Created☐ Other (specify) Attached 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
404	Development Plan	
Fee 2		
Fee 3		

MR

**APPROVAL SECTION**

Applicant Signature

Austin Johnson

Please Print

7/25/2022

Date

865-947-5996

Austin.Johnson@rgc-a.com

Phone Number

Email



Brent Ball

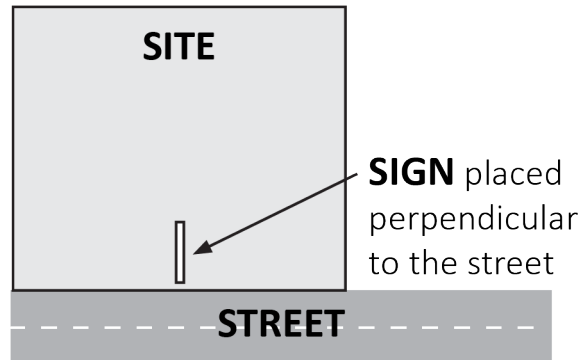
7.22.22

Property Owner Signature

Please Print

Date

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:***

\_\_\_\_\_ and \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: \_\_\_\_\_

Date: \_\_\_\_\_

File Number: \_\_\_\_\_

☐

Sign posted by Staff

☐

Sign posted by Applicant