



# SUBDIVISION REPORT - CONCEPT/SPECIAL USE

► **FILE #:** 7-SB-23-C **AGENDA ITEM #:** 10  
**8-A-23-SU** **AGENDA DATE:** 8/10/2023

POSTPONEMENT(S): 7/13/2023

► **SUBDIVISION:** HAMILTON PARK  
► **APPLICANT/DEVELOPER:** BEAVER CREEK DEVELOPMENT, LLC  
**OWNER(S):** Marilyn Kennedy

**TAX IDENTIFICATION:** 68 075 [View map on KGIS](#)

**JURISDICTION:** City Council District 5

**STREET ADDRESS:** 0 CENTRAL AVENUE PIKE

► **LOCATION:** East side of Central Avenue Pike, east of Barberry Dr

**SECTOR PLAN:** North City

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

**WATERSHED:** Knob Fork Creek

► **APPROXIMATE ACREAGE:** 31.46 acres

► **ZONING:** RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay), F (Floodplain Overlay)

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

► **PROPOSED USE:** Attached townhouse subdivision

**SURROUNDING LAND USE AND ZONING:** North: Public/quasi-public land, multifamily - PC (Planned Commercial) in the County, AG (Agricultural), F (Floodway), and HP (Hillside Protection Overlay) in the City  
South: Single family residential, agriculture/forestry/vacant - AG (Agricultural), HP (Hillside Protection Overlay) in the City  
East: Single family residential, rural residential - RA (Low Density Residential) in the County  
West: Single family residential, rural residential, commercial - A (Agricultural), OB (Office, Medical, and Related Services), and PC (Planned Commercial) in the County

► **NUMBER OF LOTS:** 103

**SURVEYOR/ENGINEER:** Chris Sharp, P.E. Urban Engineering, Inc.

**ACCESSIBILITY:** Access is via Central Avenue Pike, a minor arterial street with a 21-ft pavement width within a 50-ft right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:**

## STAFF RECOMMENDATION:

► Postpone for 30 days to the September 14, 2023 Planning Commission meeting because a Level II

**Hillside Protection Overlay Certificate of Appropriateness is required.**

- **Postpone for 30 days to the September 14, 2023 Planning Commission meeting because a Level II Hillside Protection Overlay Certificate of Appropriateness is required.**

ESTIMATED TRAFFIC IMPACT: 980 (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.

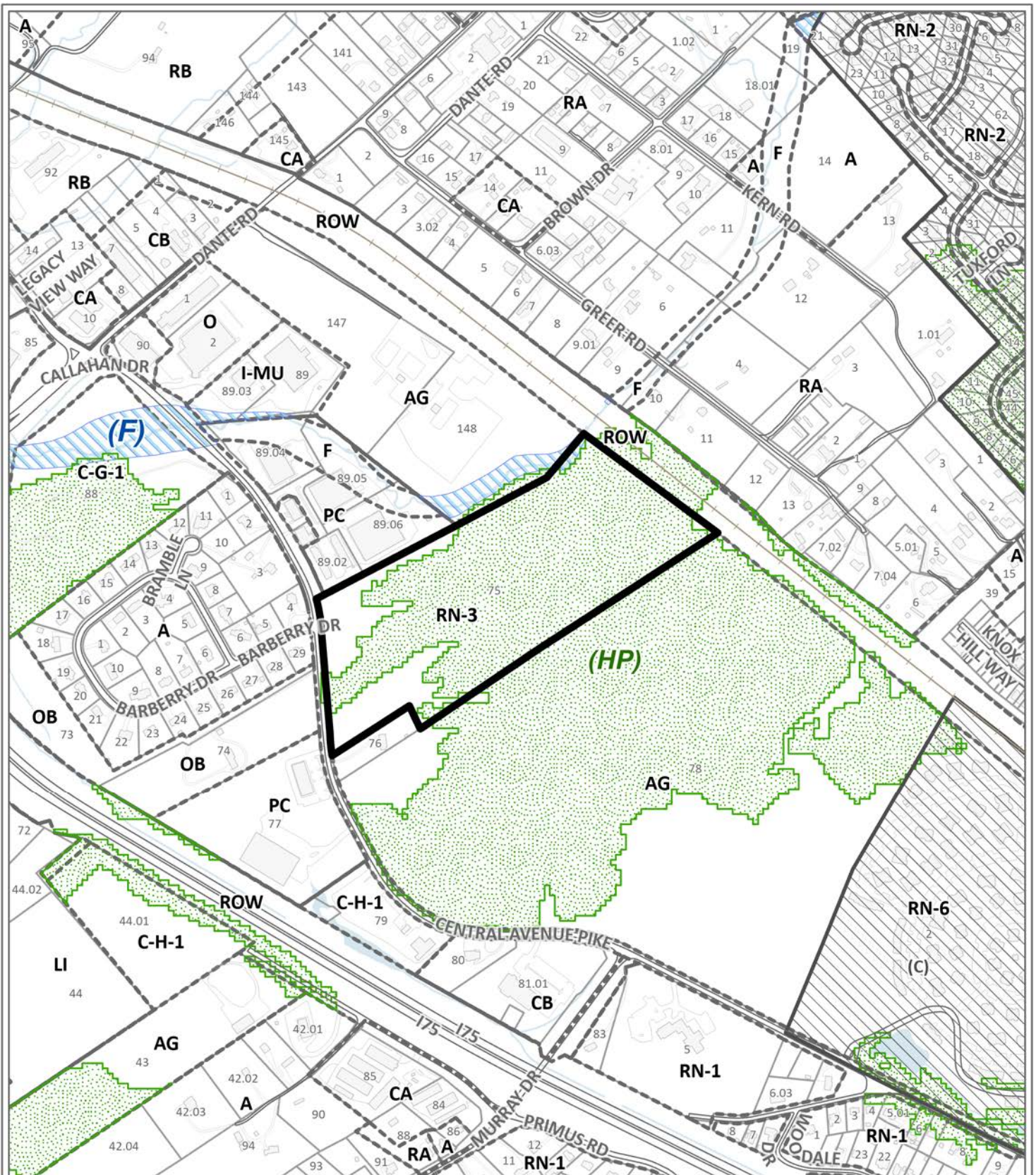
ESTIMATED STUDENT YIELD: 6 (public school children, grades K-12)

Schools affected by this proposal: Sterchi 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 hearing will depend on when the appeal application is filed.

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



## CONCEPT PLAN / SPECIAL USE

7-SB-23-C / 8-A-23-SU



in RN-3 (General Residential Neighborhood) pending, HP (Hillside Protection Overlay), F (Floodplain Overlay)

Original Print Date: 7/18/2023

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

Petitioner: Beaver Creek Development, LLC

Map No: 68

Jurisdiction: City



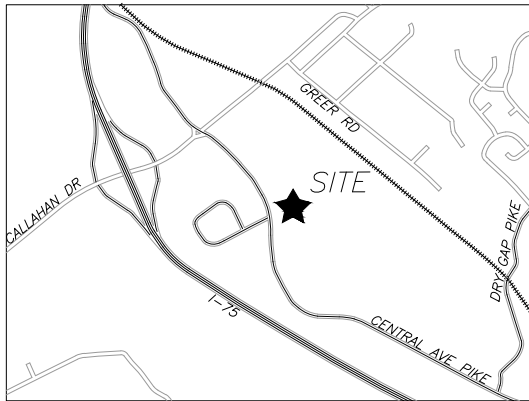


# CONCEPT PLAN

U.E.I. PROJECT NO. 2304013

## HAMILTON PARK

SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TENNESSEE 37912  
WARD NO. 39, CITY BLOCK NO. 39280  
CLT MAP 68, PARCEL 75



LOCATION MAP

DEVELOPER:  
BEAVER CREEK DEVELOPMENT, LLC  
3712 CUNNINGHAM ROAD  
KNOXVILLE, TN 37918  
(865) 318-2629



SITE ENGINEER:  
URBAN ENGINEERING, INC.  
CHRIS SHARP  
10330 HARDIN VALLEY RD, #201  
KNOXVILLE, TENNESSEE 37932  
(865) 966-1924

SPECIFICATIONS  
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP  
AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS  
PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS  
AND STANDARDS.

ELECTRICAL	- AS DIRECTED BY KUB
GAS	- AS DIRECTED BY KUB
WATER	- AS DIRECTED BY KUB
CABLE TV	- AS DIRECTED BY COMCAST
TELEPHONE	- AS DIRECTED BY AT&T
CITY OF KNOXVILLE	- AS PER CITY OF KNOXVILLE STANDARDS AND SPECIFICATIONS

### SHEET INDEX

TITLE	SHEET
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SITE PLAN	C-2 & C-3
GRADING PLAN	C-4 & C-5
ROADWAY PROFILES	C-6 & C-7
ARCHITECTURAL ELEVATIONS & TYPICAL LOT DETAIL	A-1

7-SB-23-C/ 8-A-23-SU/ 8-A-23-HPA  
7/14/23

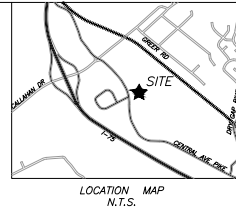
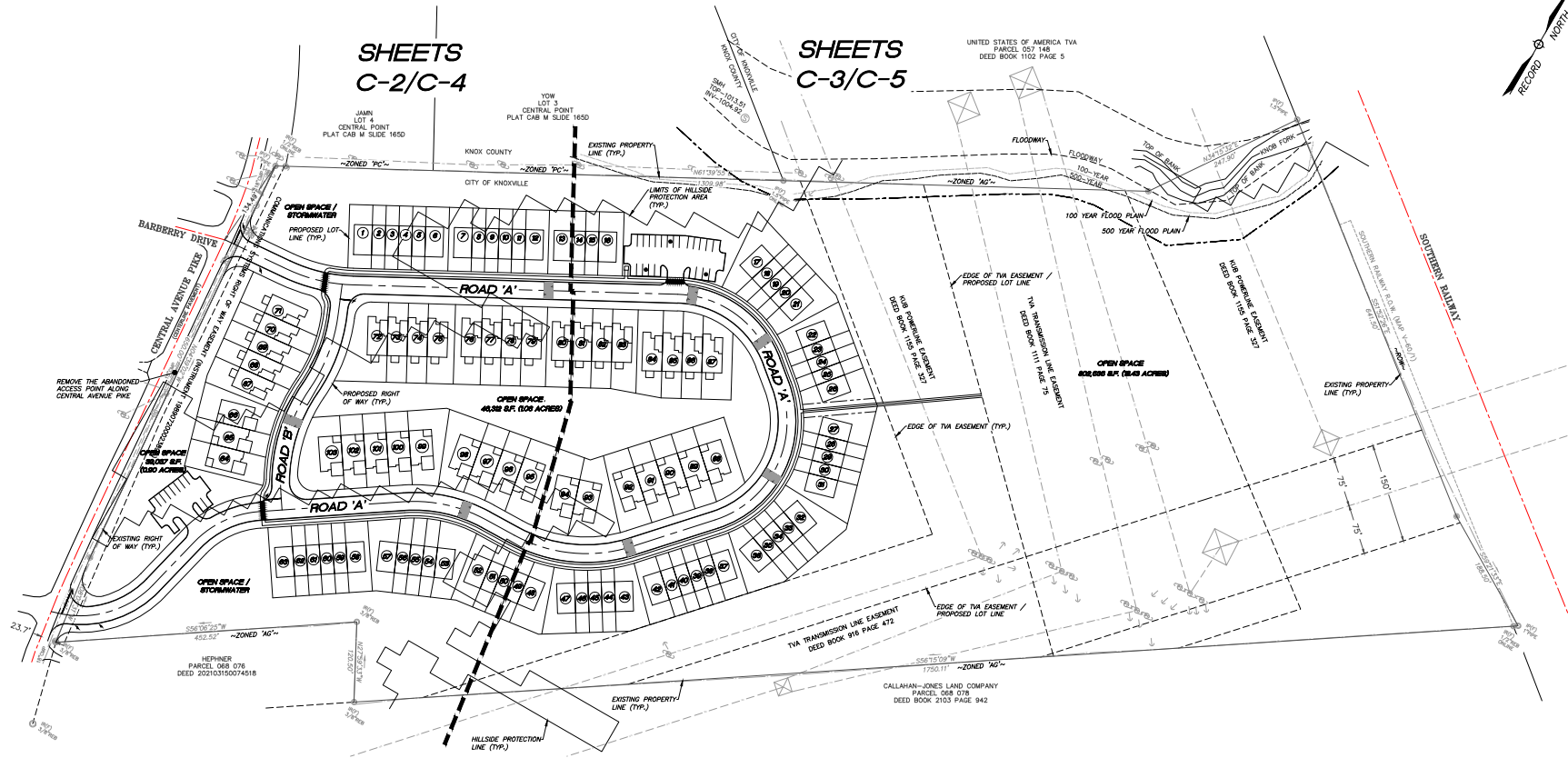
MPC FILE# 7-SB-23-C

2	07/11/23	REVISED PER COK COMMENTS
ISSUE NO.	DATE	DESCRIPTION

SHEET C-0 - 1 OF 9

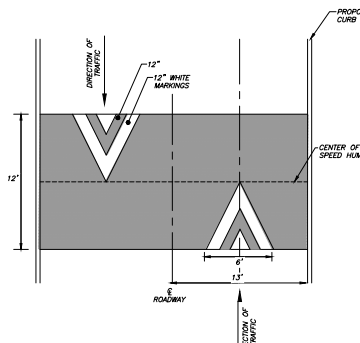
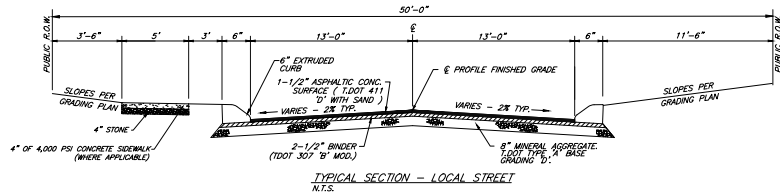
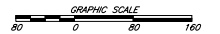
**SHEETS  
C-2/C-4**

**SHEETS  
C-3/C-5**



- SITE PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND OBTAINING THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
  4. THE TOTAL AREA OF THE DEVELOPMENT IS 31.46 ACRES.
  5. PROPOSED OPEN SPACE = 887,885 S.F. (64.80)
  6. THE PARCEL IS ZONED RM-3. SETBACKS ARE PER THE CITY OF KNOXVILLE ZONING ORDINANCE, AND ARE AS FOLLOWS:  
FRONT: 10' OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS  
SIDE: 5' OR 10% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED  
CORNER: 12'  
REAR: 25'
  7. THE POPULATION: 103 DWELLING UNITS / 31.46 AC = 3.3 UNITS / ACRE
  8. THE PROPOSED LOTS SHALL ONLY HAVE VEHICULAR ACCESS TO THE INTERNAL SYSTEM.
  9. SEE THIS SHEET FOR INTERNAL STREETS TYPICAL SECTION.
  10. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 24.83 ACRES.
  11. THE MINIMUM SEPARATION BETWEEN SIDEWALLS OF TOWNHOUSE BUILDINGS IS 15'.
  12. FRONT SETBACK = 10'. MINIMUM BUILD TO LINE = 20% OR AS NECESSARY TO MAINTAIN ADEQUATE DRIVEWAY DEPTH.

**PARKING SUMMARY:**  
0.25 SPACES PER DWELLING UNIT  
# DWELLING UNITS = 103  
0.25 x 103 = 26 SPACES REQUIRED  
PARKING PROVIDED = 34 SPACES



- SPEED HUMP NOTES:**
- 1) SPEED HUMPS SHALL MEET THE REQUIREMENTS OF MNCOT'S UPDATED GUIDELINES FOR THE DESIGN & APPLICATION OF SPEED HUMPS.
  - 2) SLOPES SHALL NOT EXCEED 1:10 OR BE LESS STEEP THAN 1:25.
  - 3) SIDE SLOPES ON TAPERS SHOULD BE NO GREATER THAN 1:6.
  - 4) THE VERTICAL LIP SHOULD BE NO MORE THAN A QUARTER-INCH HIGH.
  - 5) SPEED HUMP SHALL BE ACCOMPANIED BY A SIGN WARNING DRIVERS OF THE UPCOMING DEVICE (WATC'D W17-1).

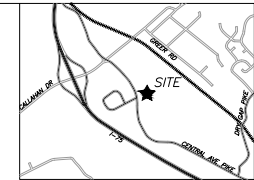
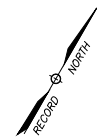
- VARIANCE ALTERNATIVE DESIGN STANDARD REQUESTS:**
- 1) INCREASE THE MAXIMUM ROAD GRADE FROM 12% TO 14.94% (ROAD A).
  - 2) REDUCE THE REQUIRED TANGENT DISTANCE BETWEEN REVERSE CURVES FROM 507 TO 0'; (DATA: 1+463.63 = ROAD B)
  - 3) REDUCE THE REQUIRED TANGENT DISTANCE BETWEEN BROKEBACK CURVES FROM 150' TO 38.2' (BETWEEN STA. 8+76.78 AND 9+14.96 ROAD A).
  - 4) REDUCE THE REQUIRED TANGENT DISTANCE BETWEEN BROKEBACK CURVES FROM 150' TO 131.07' (BETWEEN STA. 11+65.85 AND 12+96.92 ROAD A).
  - 5) REDUCE THE REQUIRED TANGENT DISTANCE BETWEEN BROKEBACK CURVES FROM 150' TO 48.29' (BETWEEN STA. 14+78.29 AND 15+27.08 ROAD A).

**MPC FILE# 7-SB-23-C**  
SHEET C-1 (SHEET 2 OF 9)

SITE PLAN OVERALL			
HAMILTON PARK			
SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)			
CITY OF KNOXVILLE	KNOX CO., TN	WARD NO. 39	CITY BLOCK NO. 39280
CLT MAP 68	PARCEL 75	SCALE: 1"=80'	APRIL 24, 2023
DEVELOPER: BEAVER CREEK DEVELOPMENT, LLC			
3712 CUNNINGHAM ROAD			
KNOXVILLE, TN 37918			
(865) 318-2629			
URBAN ENGINEERING, INC.			
10350 HARDEN VALLEY RD., SUITE #201			
KNOXVILLE, TN 37932			
(865) 966-1924			
DWG: CLM	CHK: CAS	DWG. NO. 2304013	

REVISION	DATE	DESCRIPTION	BY
1	07/11/23	REVISED PER COK COMMENTS	CAS





LOCATION MAP  
N.T.S.

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3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
4. THE TOTAL AREA OF THE DEVELOPMENT IS 31.46 ACRES.
5. PROPOSED OPEN SPACE = 887,985 S.F. (64.8%)
6. THE PARCEL IS ZONED RN-3. SETBACKS ARE PER THE CITY OF KNOXVILLE ZONING ORDINANCE, AND ARE AS FOLLOWS:  
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**MPC FILE# 7-SB-23-C**  
SHEET C-2 (SHEET 3 OF 7)

**SITE PLAN**

**HAMILTON PARK**

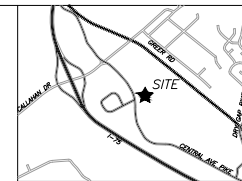
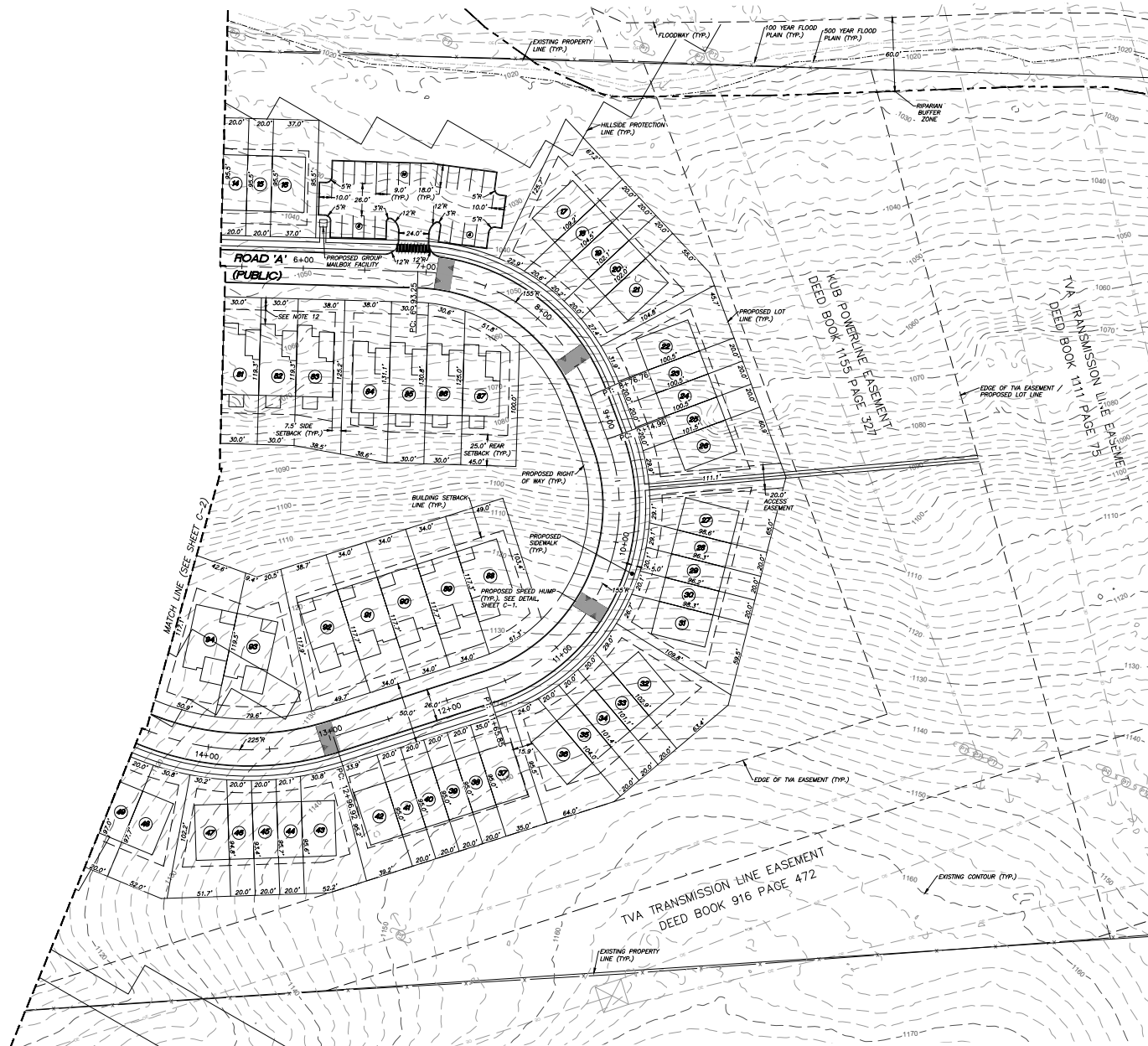
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CITY OF KNOXVILLE KNOX CO., TN  
WARD NO. 39 CITY BLOCK NO. 39280  
CLT MAP 68 PARCEL 75  
SCALE: 1"=40' APRIL 24, 2023

DEVELOPER: BEAVER CREEK DEVELOPMENT, LLC  
3712 CUNNINGHAM ROAD  
KNOXVILLE, TN 37918  
(865) 318-2629

URBAN ENGINEERING, INC.  
10330 HARDEN VALLEY RD., SUITE #201  
KNOXVILLE, TN 37932  
(865) 966-1924



REVISION	DATE	DESCRIPTION	CLM	BY	CHK	DATE
1	07/11/23	REVISED PER COK COMMENTS	CLM			



#### SITE PLAN NOTES:

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS POLE BINS, MANHOLES, WATER MAINS, ETC., AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK. TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS WERE EXIST.
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**MPC FILE# 7-SB-23-C**  
SHEET C-3 (SHEET 4 OF 7)

#### SITE PLAN

#### HAMILTON PARK

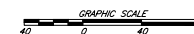
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CITY OF KNOXVILLE KNOX CO., TN  
WARD NO. 39 CITY BLOCK NO. 39280  
CLT MAP 68 PARCEL 75  
SCALE: 1"=40' APRIL 24, 2023

DEVELOPER: BEAVER CREEK DEVELOPMENT, LLC  
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10330 HARDEN VALLEY RD., SUITE #201  
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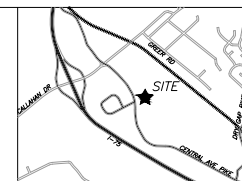
REVISION	DATE	DESCRIPTION	BY	CHK	DWG. NO.
1	07/11/23	REVISED PER COK COMMENTS	CLM		











LOCATION MAP  
N.T.S.

GRADING PLAN NOTES:  
1. GRADING SHOWN HEREON IS CONCEPTUAL ONLY AND IS SUBJECT TO MORE IN DEPTH STUDY.  
2. THE APPROXIMATE DISTURBED AREA IN THE HILLSIDE PROTECTION OVERLAY IS 10.8-ACRES.



GRAPHIC SCALE  
40 0 40 80

**MPC FILE# 7-SB-23-C**  
SHEET C-5 (SHEET 6 OF 9)

GRADING PLAN

**HAMILTON PARK**

SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)

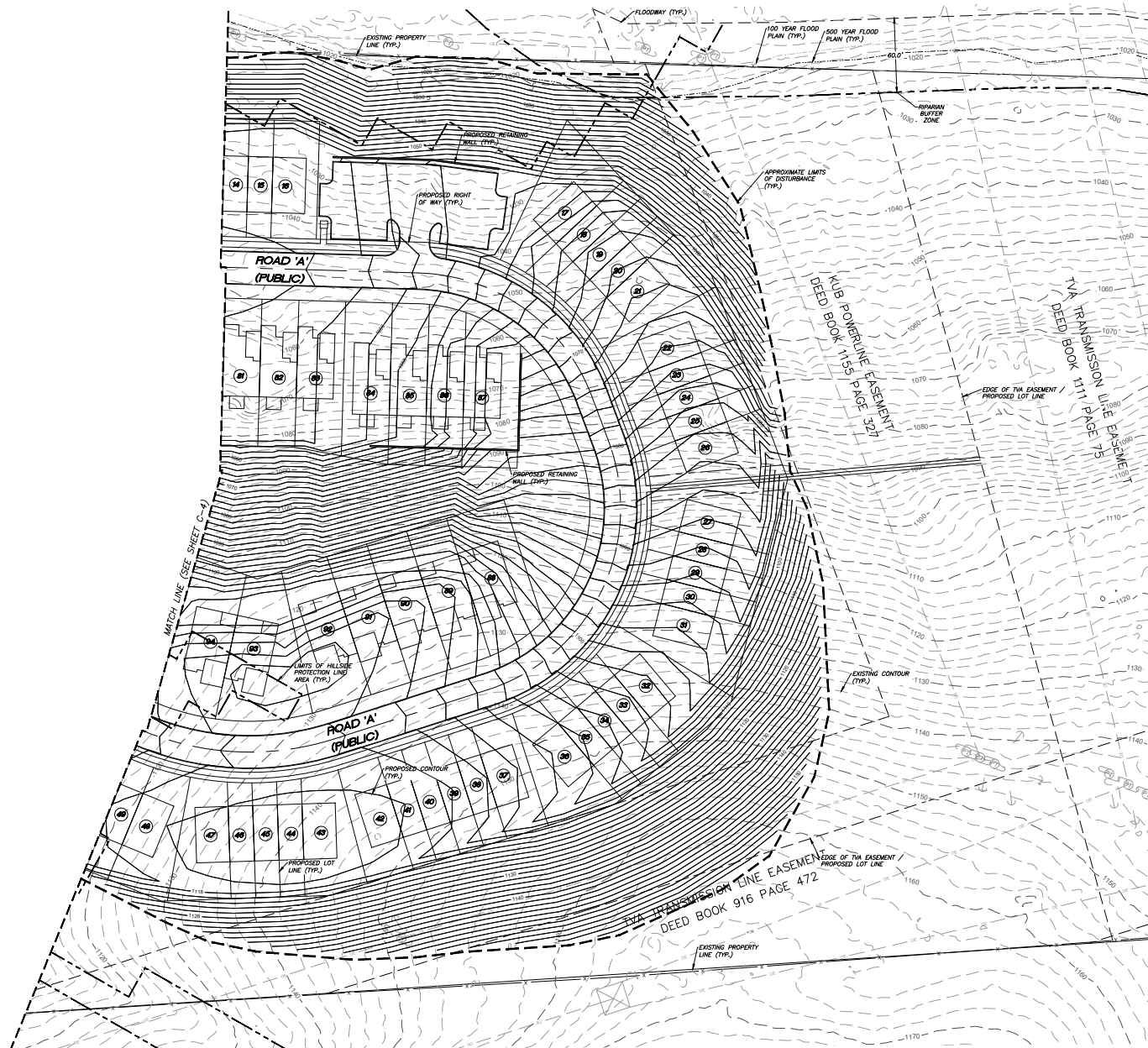
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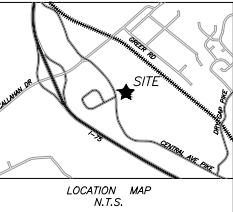
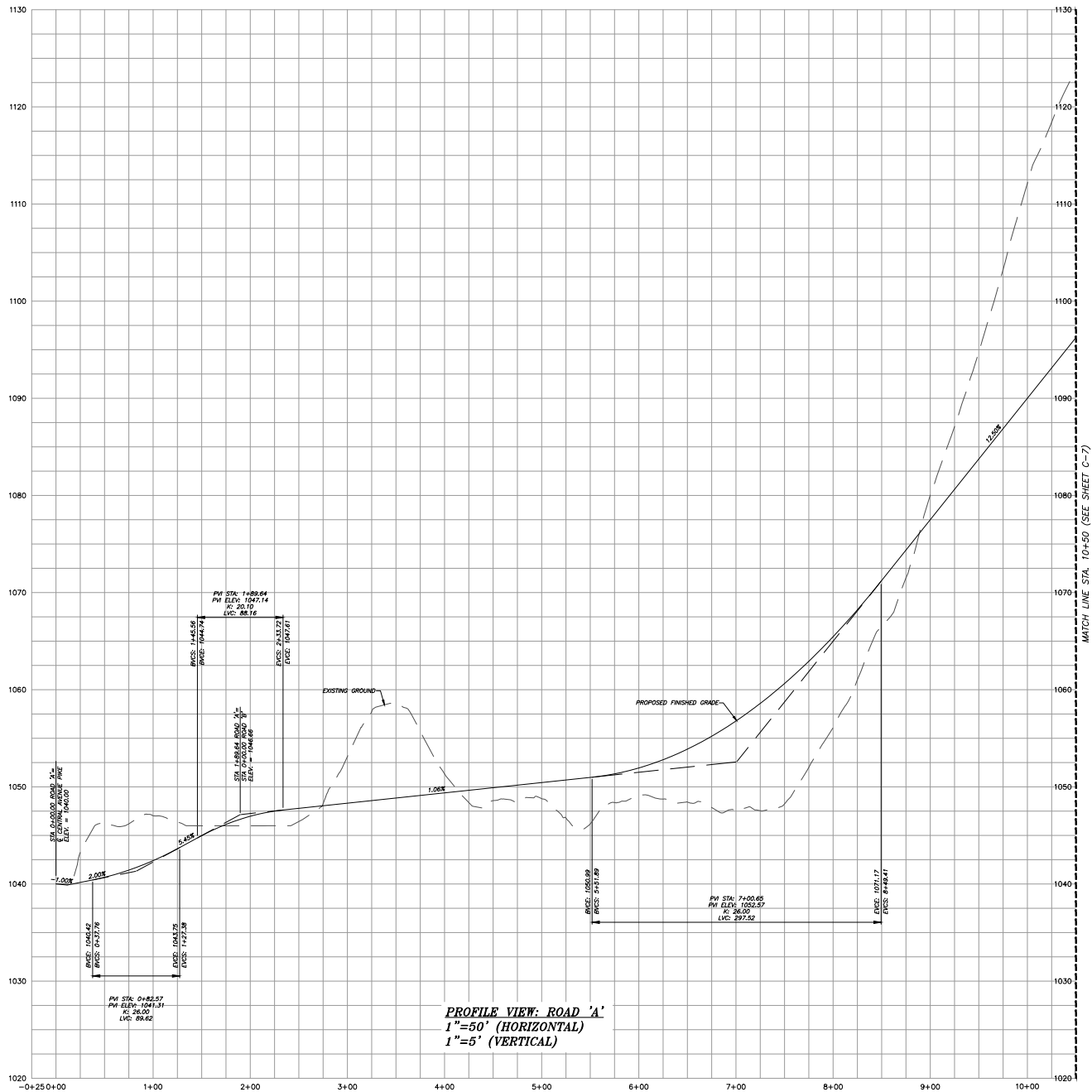
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**U** URBAN ENGINEERING, INC.  
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NO.	DATE	DESCRIPTION	BY	CHK.	APP.
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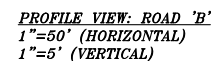
DWG. NO. 2304013





**MPC FILE# 7-SB-23-C**  
SHEET C-6 (SHEET 7 OF 9)

ROADWAY PROFILES			
HAMILTON PARK			
SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)			
CITY OF KNOXVILLE		KNOX CO., TN	
WARD NO. 39		CITY BLOCK NO. 39280	
CLT MAP 68		PARCEL 75	
SCALE: AS NOTED		APRIL 24, 2023	
DEVELOPER: BEAVER CREEK DEVELOPMENT, LLC			
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10330 HARDIN VALLEY RD., SUITE #201			
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DWG: CLM		CHK: CAS	DWG: NO. 2304013
1	07/11/23	REVISED PER COK COMMENTS	CAS
REVISION	DATE	DESCRIPTION	BY

[illegible]

ROADWAY PROFILES

**HAMILTON PARK**

SITE ADDRESS: 0 CENTRAL AVENUE PKW, KNOXVILLE, TN (37912)

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CITY OF KNOXVILLE	KNOX CO., TN.
WARD NO. 39	CITY BLOCK NO. 39280
CLT MAP 68	PARCEL 75
SCALE: AS NOTED	APRIL 24, 2023

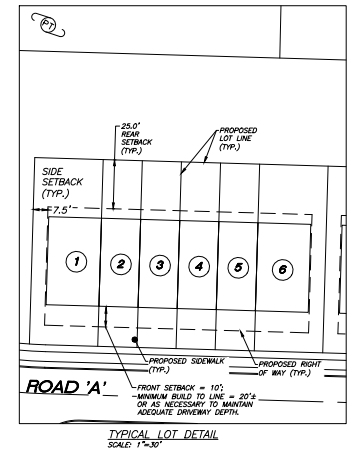
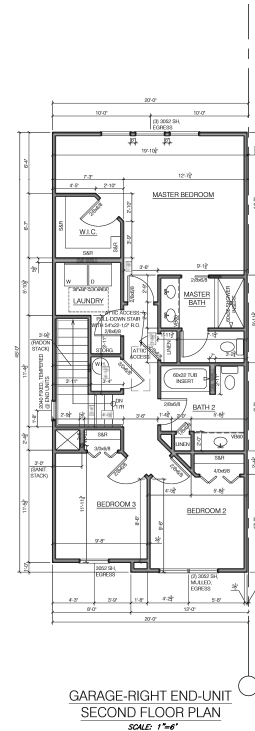
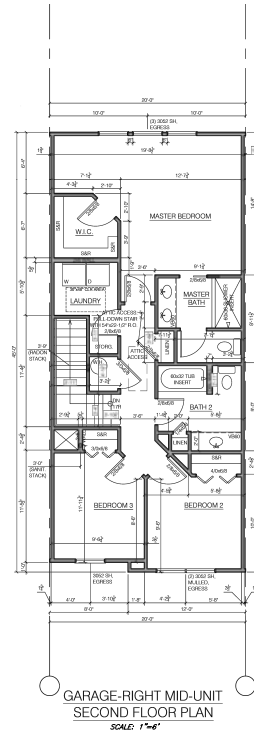
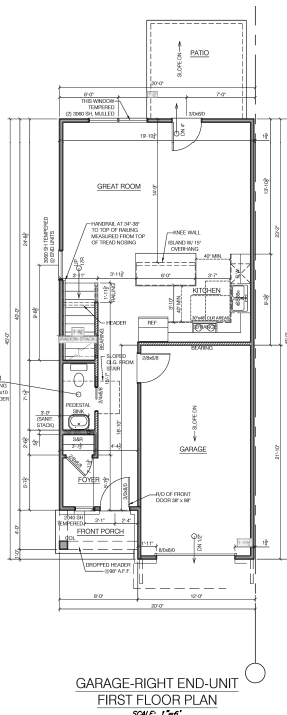
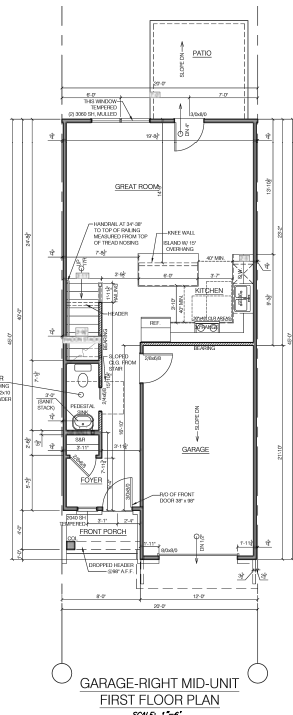
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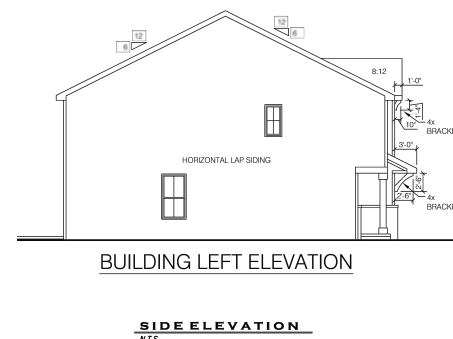
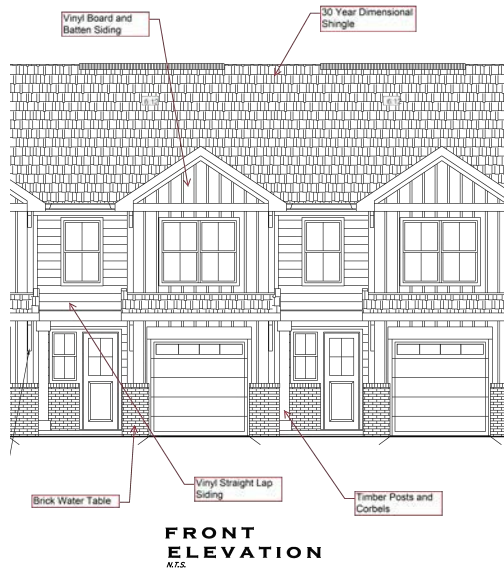
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**EXTERIOR NOTE:**  
THE USE OF VINYL SIDING IS LIMITED TO USE AS DECORATIVE OR DETAIL ELEMENTS ON BUILDING FACADES (UP TO 15%).



**BUILDING LEFT ELEVATION**

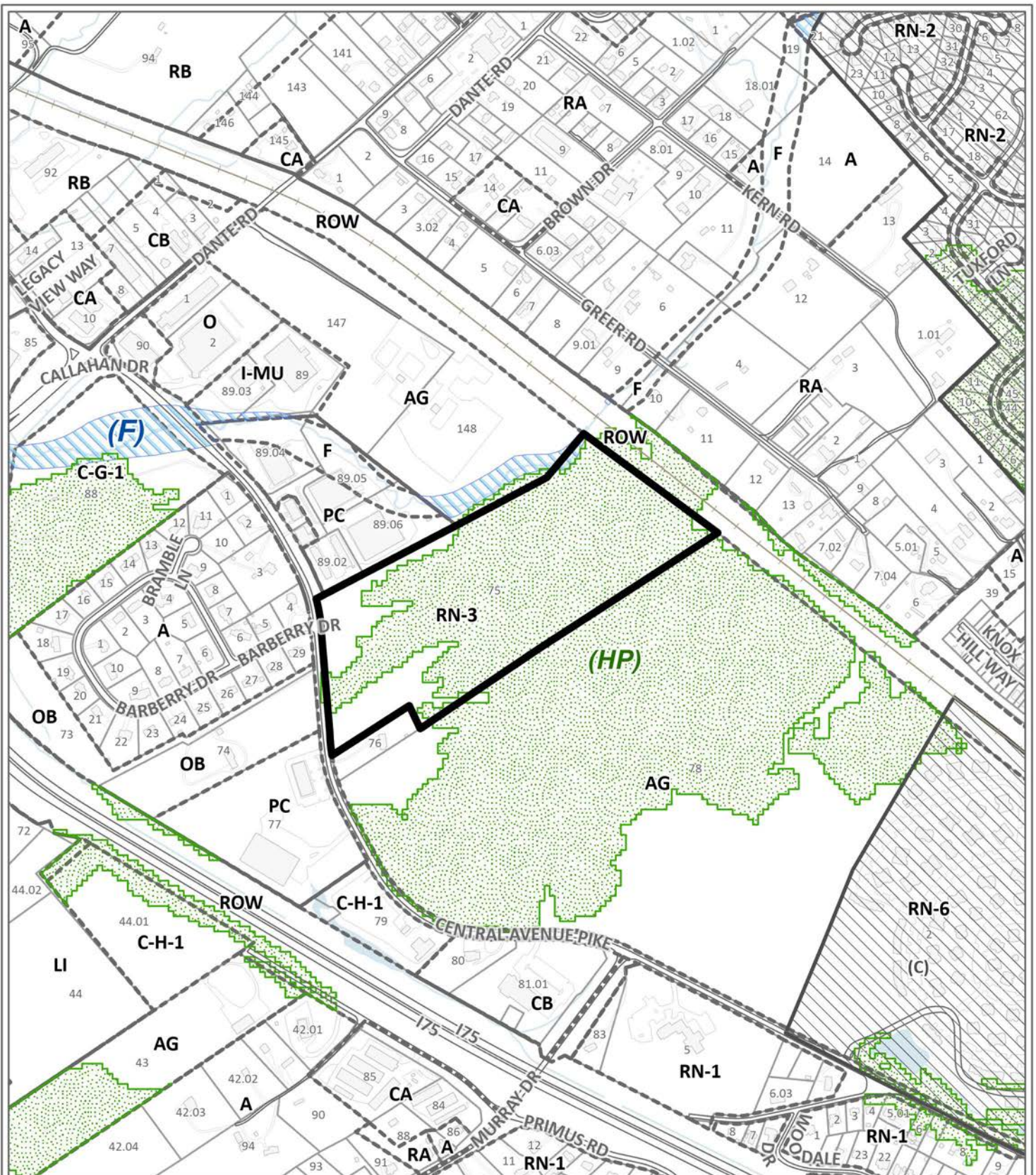
**SIDE ELEVATION**

**MPC FILE# 7-SB-23-C**  
SHEET A-1 (SHEET 9 OF 9)

ARCHITECTURAL ELEVATIONS & TYPICAL LOT DETAIL			
HAMILTON PARK			
SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)			
DEVELOPER: BEAVER CREEK DEVELOPMENT, LLC			
3712 CUNNINGHAM ROAD			
KNOXVILLE, TN 37918			
(865) 318-2629			
CITY OF KNOXVILLE		KNOX CO., TN.	
WARD NO. 39		CITY BLOCK NO. 39280	
CLT MAP 68		PARCEL 75	
SCALE: 1"=40'		APRIL 24, 2023	
URBAN ENGINEERING, INC.			
10330 HARDIN VALLEY RD., #201			
KNOXVILLE, TENNESSEE 37932			
(865) 966-1924			
			

REVISION	DATE	DESCRIPTION	BY
1	7/11/23	SUBMITTAL 2	CAS





## CONCEPT PLAN / SPECIAL USE

7-SB-23-C / 8-A-23-SU



Attached townhouse S/D in RN-3 (General Residential Neighborhood) pending, HP (Hillside Protection Overlay), F (Floodplain Overlay)

Original Print Date: 7/18/2023

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

Petitioner: Beaver Creek Development, LLC

Map No: 68

Jurisdiction: City





# 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

**Beaver Creek Development, LLC**

Applicant Name

Affiliation

**5/30/2023**

Date Filed

**8/10/2023**

Meeting Date (if applicable)

**7-SB-23-C / 8-A-23-SU**

File Number(s)

## CORRESPONDENCE

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

**Chris Sharp, P.E. Urban Engineering, Inc.**

Name / Company

**10330 Hardin Valley Rd. Pk. Suite 201 Knoxville TN 37932**

Address

**865-966-1924 / chris@urban-eng.com**

Phone / Email

## CURRENT PROPERTY INFO

**Marilyn Kennedy**

Owner Name (if different)

**1877 Cherokee Bluff Rd Knoxville TN 37920**

Owner Address

Owner Phone / Email

**0 CENTRAL AVENUE PIKE**

Property Address

**68 075**

Parcel ID

**31.46 acres**

Tract Size

Part of Parcel (Y/N)?

**Hallsdale-Powell Utility District**

Sewer Provider

**Hallsdale-Powell Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**East side of Central Avenue Pike, east of Barberry Dr**

General Location

☒ City

**Council District 5**

**RN-3 (General Residential Neighborhood) pending, HP (Hillside Protection Overlay), F (Floodplain Overlay)**

**Agriculture/Forestry/Vacant Land**

☐ County District

Zoning District

Existing Land Use

**North City**

Planning Sector

**MU-SD (Mixed Use Special District) NC-1, HP (Hillside Pro**

Sector Plan Land Use Classification

**Urban Growth Area (Inside City Limits)**

Growth Policy Plan Designation



## DEVELOPMENT REQUEST

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

## SUBDIVISION REQUEST

<b>Hamilton Park</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	<b>115</b> Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)

### 3.7 du/ac

Proposed Density (units/acre)	Previous Zoning Requests
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	Total
<b>\$1,600.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>Beaver Creek Development, LLC</b>	<b>5/30/2023</b>
	Please Print	Date

Phone / Email		
Property Owner Signature	<b>Marilyn Kennedy</b>	<b>5/30/2023</b>
	Please Print	Date



# 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

Beaver Creek Development, LLC

Option Holder

Applicant Name

Affiliation

4/24/23

6/8/23

File Number(s)

Date Filed

Meeting Date (if applicable)

7-SB-23-C\_8-A-23-SU

## 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

Chris Sharp

Urban Engineering, Inc.

Name

Company

10330 Hardin Valley Road, Suite 201

Knoxville

TN

37932

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

## CURRENT PROPERTY INFO

Marilyn Kennedy

1877 Cherokee Bluff Road (37920)

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Central Avenue Pike

068075

Property Address

Parcel ID

KUB

KUB

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

East side of Central Avenue Pike, east of Barberry Dr

31.46 acre

General Location

Tract Size

☒ City ☐ County

5th  
District

RN-3 pending, HP, F  
Zoning District

Agriculture/forestry/vacant  
Existing Land Use

North City

MU-SD NC-1, HP, SP

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

## DEVELOPMENT REQUEST

☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA

Related City Permit Number(s)

☐ Residential ☐ Non-Residential

Home Occupation (specify)

Other (specify)

## SUBDIVISION REQUEST

**Hamilton Park**

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel **115**  
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

Fee 1

Total

**0102**

### ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

Fee 2

### ADDITIONAL REQUIREMENTS

**\$1,600**

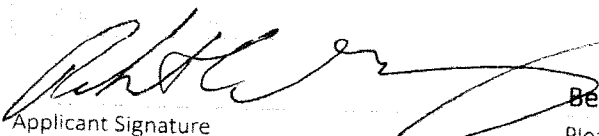
☐ Design Plan Certification (*Final Plat*)

☐ Use on Review / Special Use (*Concept Plan*)

Fee 3

☒ Traffic Impact Study

☐ COA Checklist (*Hillside Protection*)

  
Applicant Signature

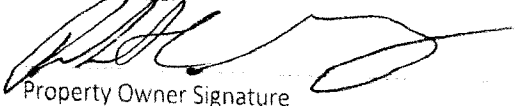
Beaver Creek Development, LLC  
Please Print

04/13/2023  
Date

865 318-2629

Phone Number

rgregory@blackoakcontracting.com  
Email

  
Property Owner Signature

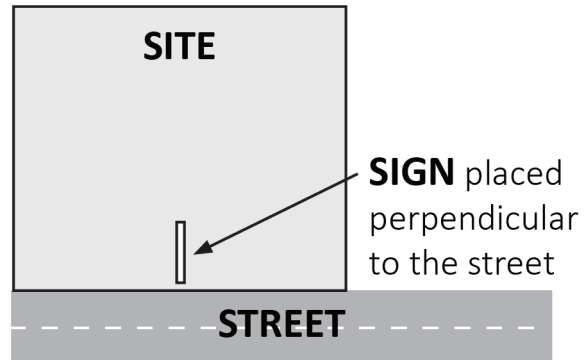
rgregory@blackoakcontracting.com  
Please Print

04/13/2023  
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:*

\_\_\_\_\_ June 30, 2023 \_\_\_\_\_ and \_\_\_\_\_ July 14, 2023 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Urban Engineering, Inc.

Date: 5/30/2023

File Number: 7-SB-23-C



Sign posted by Staff



Sign posted by Applicant