



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 1-SE-23-C

AGENDA ITEM #: 37

1-D-23-DP

AGENDA DATE: 1/12/2023

► **SUBDIVISION:** O.T. TINDELL FARM SUBDIVISION

► **APPLICANT/DEVELOPER:** TRANTANELLA CONSTRUCTION

OWNER(S): David Trantanella

TAX IDENTIFICATION: 47 233

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1108 E BEAVER CREEK DR

► **LOCATION:** South side of E. Beaver Creek Drive, west of Dry Gap Pike

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 6.59 acres

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

► **EXISTING LAND USE:** Rural Residential

► **PROPOSED USE:** Detached residential subdivision

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

► **NUMBER OF LOTS:** 30

SURVEYOR/ENGINEER: David Harbin Batson, Himes, Norvell and Poe

ACCESSIBILITY: Access is via E Beaver Creek Dr, a major collector with a 20-ft pavement width within a 70-ft right-of-way.

► **SUBDIVISION VARIANCES
REQUIRED:** 1. Reduction of the vertical curve length on road A at STA 0+80 from 229.5" to 140' (K value from 25 to 15.3).

STAFF RECOMMENDATION:

► **Approve the requested variance based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.**

Approve the Concept Plan subject to 6 conditions.

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 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) Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of

Environment and Conservation and the U.S. Army Corps of Engineers for any alteration to the existing pond and designated wetland on the site. The final determination regarding the proposed alteration of these features may require a modification of the layout of the subdivision.

- 4) Obtaining any off-site drainage easement that may be required for the discharge from the stormwater pond located between Lots 18 and 19.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) 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 up to 30 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

COMMENTS:

A concept for this site was initially approved 7-11-19 after being postponed once. The concept eventually expired after one year of no build. The new proposal is very similar.

The applicant is proposing to subdivide this 6.59 acre tract into 30 detached residential lots at a density of 4.4 du/ac. The original proposal was for 31 lots at density of 4.7 du/ac. The property is located on the south side of E Beaver Creek Dr. just west of Dry Gap Pike. The subdivision will be in alignment with Calla Crossing Ln. which serves a subdivision on the north side of E. Beaver Creek Dr.

Since the site is located within the Parent Responsibility Zone, sidewalks will be required along E. Beaver Creek Dr. Crosswalk at entrance will need to meet ADA requirements maximum 2% slope. The original proposal included sidewalks within the development; though, the current ordinance does not require sidewalks.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all subdivision boundaries. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins residential zoning districts.

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) 5 du/ac:

- A. The PR zone allows single family houses 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 4.4 du/ac.
- C. This property is in the PR zone for the surrounding subdivision. There is sufficient density for these 30 lots.

2) GENERAL PLAN - DEVELOPMENT POLICIES

- A. Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) - The proposed attached residential structures will have a similar scale as the other residential development in the area.

3) NORTH COUNTY SECTOR PLAN

- A. The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed development has a density of 4.4 du/ac.

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 Knoxville-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. The proposed development meets the relevant standards of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 333 (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.

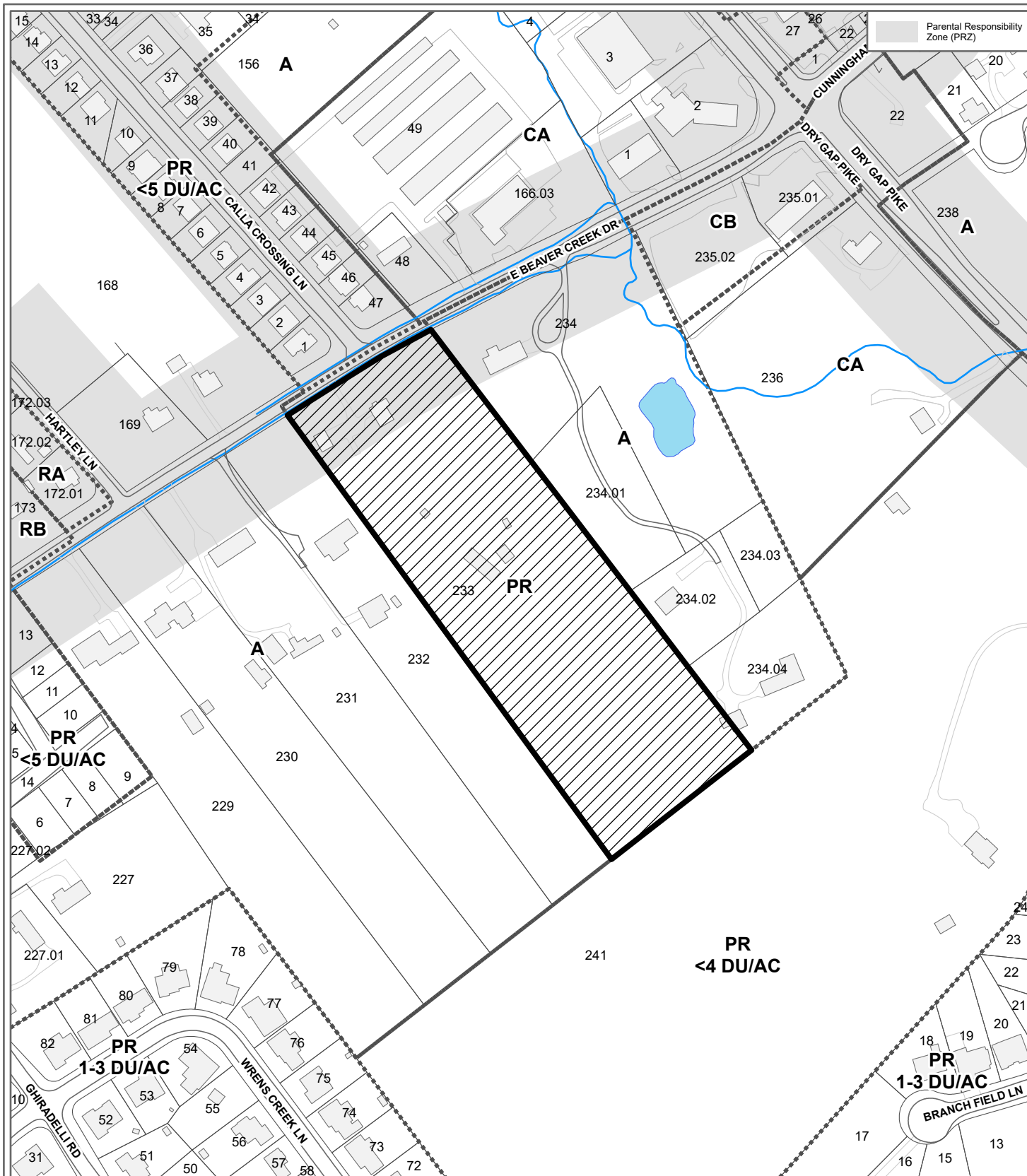
ESTIMATED STUDENT YIELD: 13 (public school children, grades K-12)

Schools affected by this proposal: Brickey-McCloud Elementary, Powell Middle, and Central High.

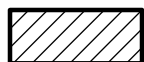
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 Knoxville Board of Zoning Appeals. The date of the Knoxville Board of Zoning Appeals hearing will depend on when the appeal application is filed.

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**1-SE-23-C / 1-D-23-DP
CONCEPT PLAN/DEVELOPMENT PLAN**



Detached residential subdivision in PR (Planned Residential)

Original Print Date: 12/19/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Trantanella Construction

Map No: 47
Jurisdiction: County

0 250
Feet





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

Trantanella Construction

Applicant Name

Affiliation

11/28/2022

1/12/2023

1-SE-23-C / 1-D-23-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.

David Harbin Batson, Himes, Norvell and Poe

Name / Company

4334 Papermill Dr. Dr. Knoxville TN 37909

Address

865-588-6472 / harbin@bhn-p.com

Phone / Email

CURRENT PROPERTY INFO

David Trantanella

8001 Connor Rd Ste B Powell TN 37849

865-938-7200

Owner Name (if different)

Owner Address

Owner Phone / Email

1108 E BEAVER CREEK DR

Property Address

47 233

6.59 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

South side of E. Beaver Creek Drive, west of Dry Gap Pike

General Location

☐ City

Commission District 7

PR (Planned Residential)

Rural Residential

☒ Count

District

Zoning District

Existing Land Use

North County

LDR (Low Density Residential)

Planned Growth Area

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	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) Detached residential subdivision			

SUBDIVISION REQUEST

O.T. Tindell Farm Subdivision	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	30
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)
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
\$1,300.00	
Fee 2	
Fee 3	

AUTHORIZATION

Trantanella Construction		11/28/2022
Applicant Signature	Please Print	Date
Phone / Email		
David Trantanella		11/28/2022
Property Owner Signature	Please Print	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.



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

Trantarella Construction

Applicant Name

Affiliation

11-28-22

Date Filed

1/12/2022

Meeting Date (if applicable)

File Number(s)

1-SE-23-C_1-D-23-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

David Harbin

Name

BATSON Himes Norvell + Poe

Company

4334 Papermill RD

Address

KNOXVILLE

City

TN

State

37909

ZIP

865-588-6472

Phone

harbin@bhn-p.com

Email

CURRENT PROPERTY INFO

David Trantarella

Property Owner Name (if different)

8001 COMMERCE RD #B
KNOXVILLE, TN 37849

Property Owner Address

865-938-7200

Property Owner Phone

1108 E. BEAVER CREEK RD

Property Address

TAX MAP 47, PARCEL 233

Parcel ID

HDP

Sewer Provider

HDP

Water Provider

NO

Septic (Y/N)

STAFF USE ONLY

South side of E. Beaver Creek Drive, west of Dry Gap Pike

General Location

6.59 acres

Tract Size

☐ City ☒ County 7th

District

PR (Planned Residential)

Zoning District

Rural residential

Existing Land Use

North County

Planning Sector

LDR

Sector Plan Land Use Classification

Planned Growth

Growth Policy Plan Designation

August 29, 2022

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) Detached residential subdivision

Related City Permit Number(s)

SUBDIVISION REQUEST

O.T. Tindell Farm Subdivision

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel30 Lots
Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) 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

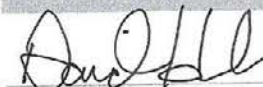
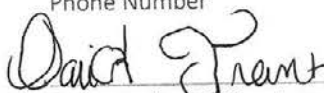
- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1		Total
0102	Concept Plan	
Fee 2		
Fee 3		
		\$1,300

MR

AUTHORIZATION
Applicant SignatureDAVID HARBIN
Please Print11-28-22
Date865-588-6472
Phone Numberharbin@bhn-p.com
Email
Property Owner SignatureDAVID TEANTARELLA
Please Print11-28-22
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.