



# SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 7-SB-23-C

**AGENDA ITEM #:** 21

**AGENDA DATE:** 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 PK

▶ **LOCATION:** East side of Central Avenue Pk, 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) pending, 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:** 115

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

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

▶ **SUBDIVISION VARIANCES REQUIRED:**

### STAFF RECOMMENDATION:

▶ Postpone for 30 days to the August 10 Planning Commission because a Level II Hillside Protection Certificate of Appropriateness review is required.

ESTIMATED TRAFFIC IMPACT: 1082 (average daily vehicle trips)

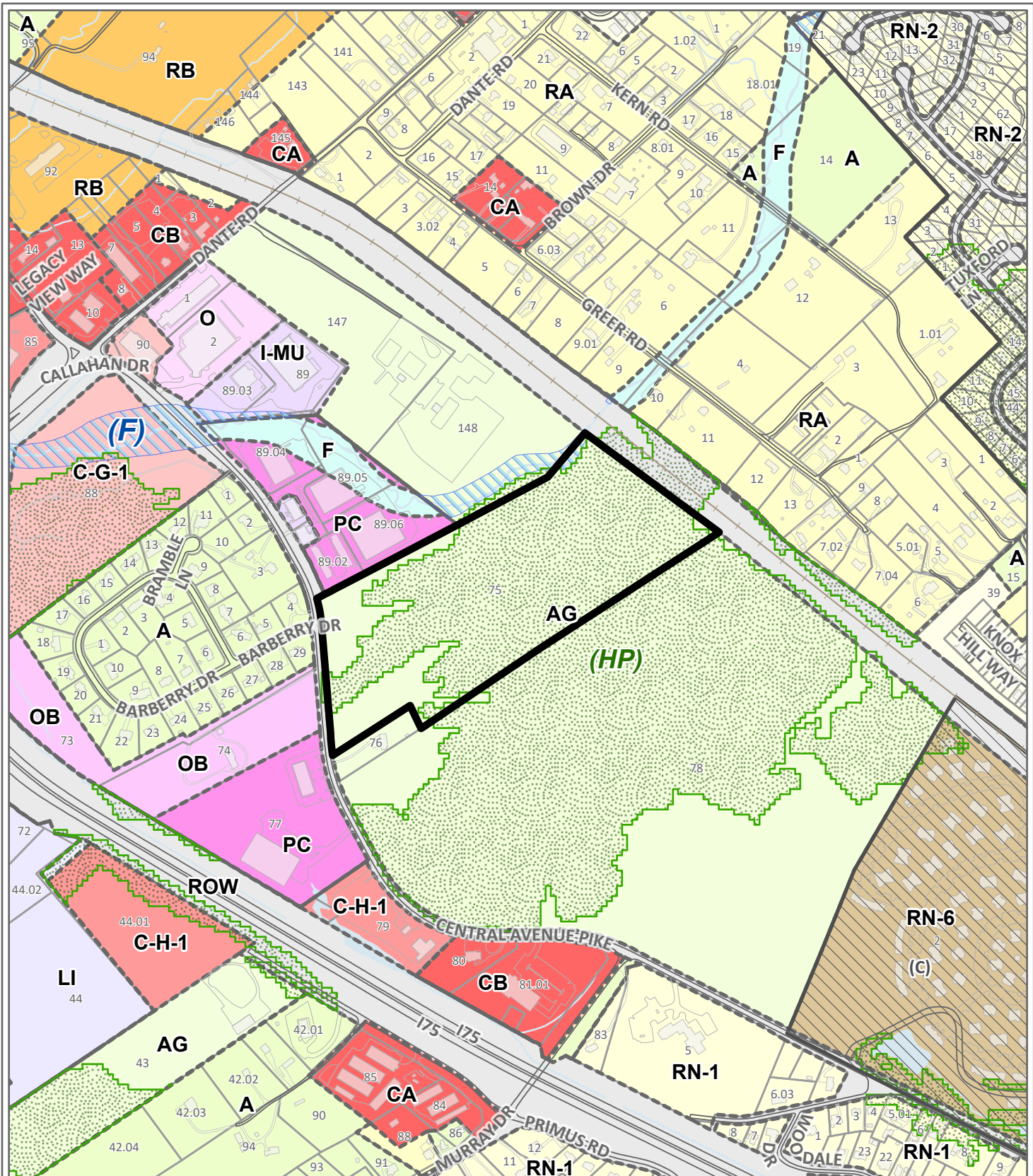
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**CONCEPT PLAN**

**7-SB-23-C**

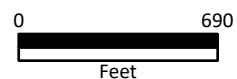
**Petitioner:** Beaver Creek Development, LLC



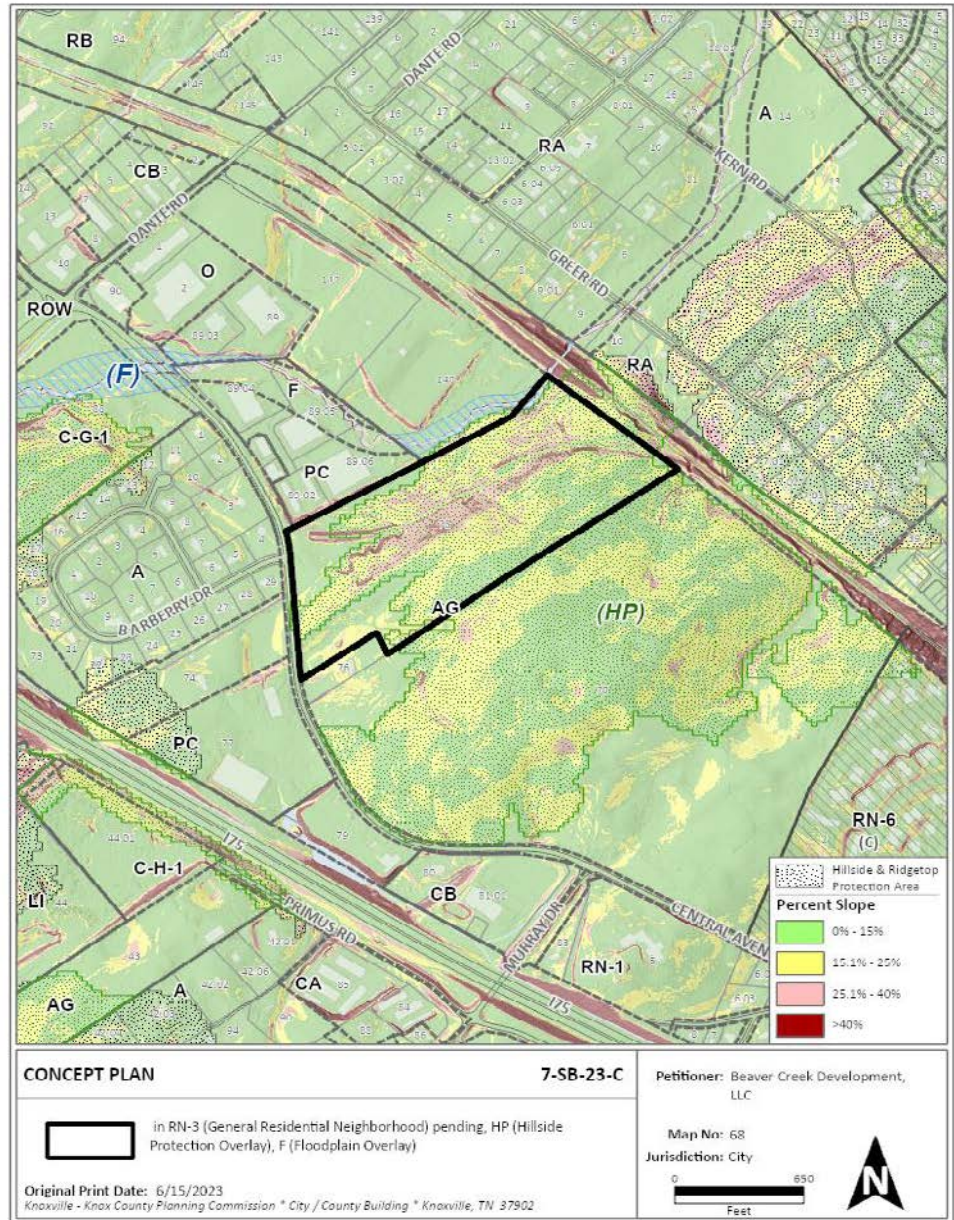
in RN-3 (General Residential Neighborhood) pending, HP (Hillside Protection Overlay), F (Floodplain Overlay)

**Map No:** 68  
**Jurisdiction:** City

**Original Print Date:** 6/9/2023  
Knoxville - Knoxville County Planning Commission \* City / County Building \* Knoxville, TN 37902



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>31.32</b>		
Non-Hillside	6.52	N/A	
0-15% Slope	7.64	100%	7.64
15-25% Slope	10.72	50%	5.36
25-40% Slope	5.32	20%	1.06
Greater than 40% Slope	1.13	10%	0.11
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>24.80</b>	Recommended disturbance budget within HP Area (acres)	<b>14.17</b>
		Percent of HP Area	<b>0.57</b>







# 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**

**7/13/2023**

**7-SB-23-C**

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.*

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

Name / Company

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

Address

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

Phone / Email

## CURRENT PROPERTY INFO

**Marilyn Kennedy**

**1877 Cherokee Bluff Rd Knoxville TN 37920**

Owner Name (if different)

Owner Address

Owner Phone / Email

**0 CENTRAL AVENUE PIKE**

Property Address

**68 075**

**31.46 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

**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**

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

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

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input 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) _____	

## SUBDIVISION REQUEST

<b>Hamilton Park</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	<b>115</b> Total Number of Lots Created
Additional Information _____	
<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	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<b>\$1,600.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	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> Please Print	<b>5/30/2023</b> Date
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Phone / Email		
Property Owner Signature	<b>Marilyn Kennedy</b> Please Print	<b>5/30/2023</b> 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

## 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

RN-3 pending, HP, F

Agriculture/forestry/vacant

District

Zoning District

Existing Land Use

North City

MU-SD NC-1, HP, SP

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation



**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**

Pending Plat File Number

Zoning Change  
Proposed Zoning

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**

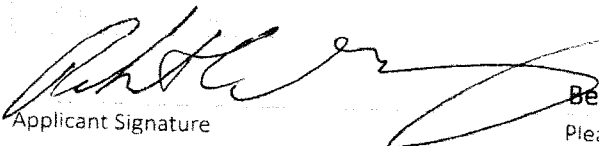
Design Plan Certification (*Final Plat*)

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

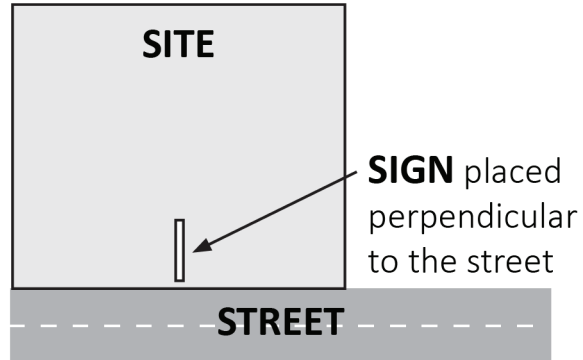
  
Property Owner Signature

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