



SUBDIVISION REPORT - CONCEPT/SPECIAL USE

▶ **FILE #:** 7-SB-23-C

AGENDA ITEM #: 9

8-A-23-SU

AGENDA DATE: 9/14/2023

POSTPONEMENT(S): 7/13/2023, 8/10/2023

▶ **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) 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:** 103

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:

▶ **Withdraw application as requested by the applicant.**

► **Withdraw application as requested by the applicant.**

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.

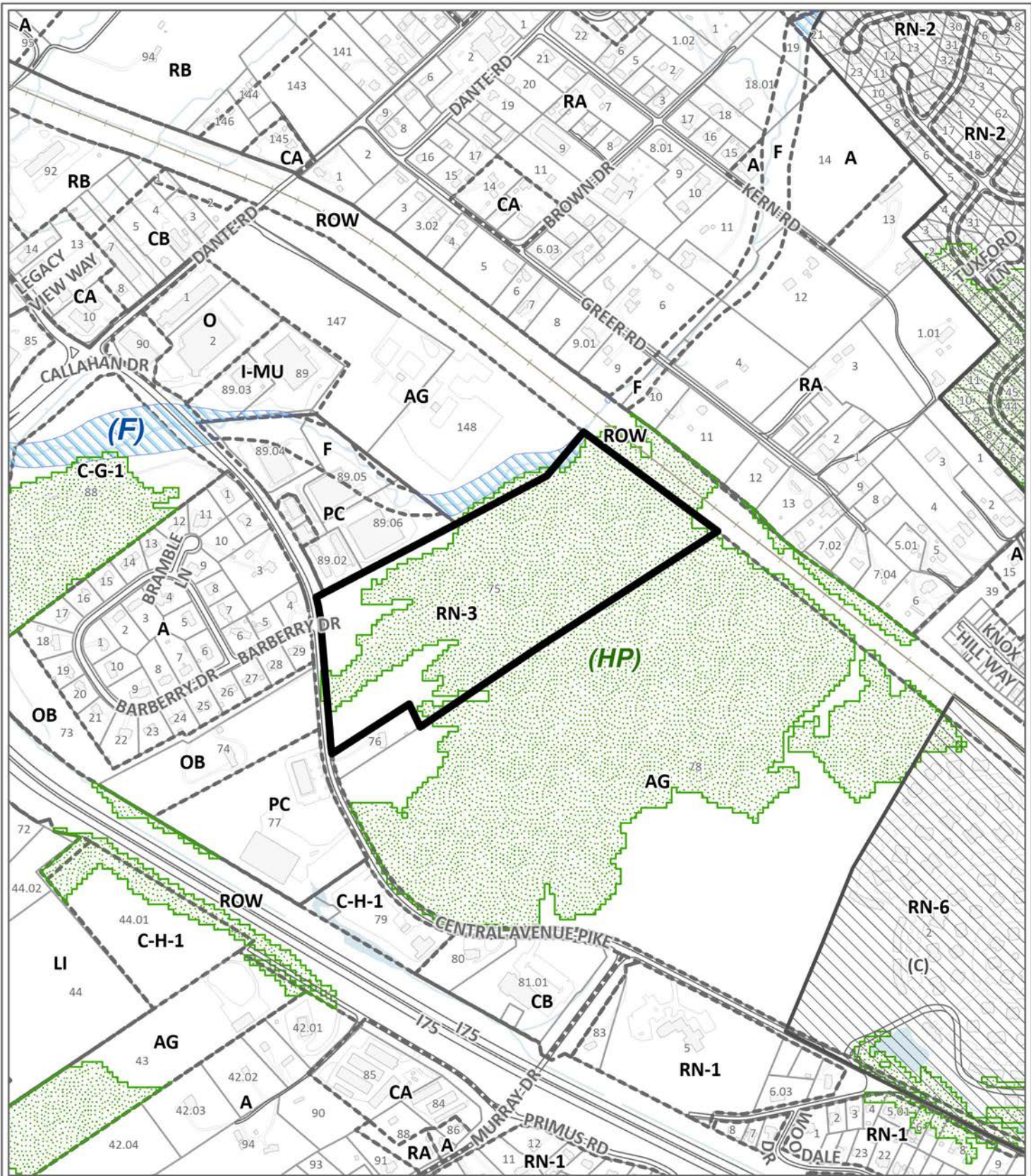
ESTIMATED STUDENT YIELD: 6 (public school children, grades K-12)

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 . 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 . 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

Petitioner: Beaver Creek Development, LLC



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

Map No: 68
Jurisdiction: City

Original Print Date: 7/18/2023

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

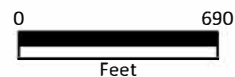
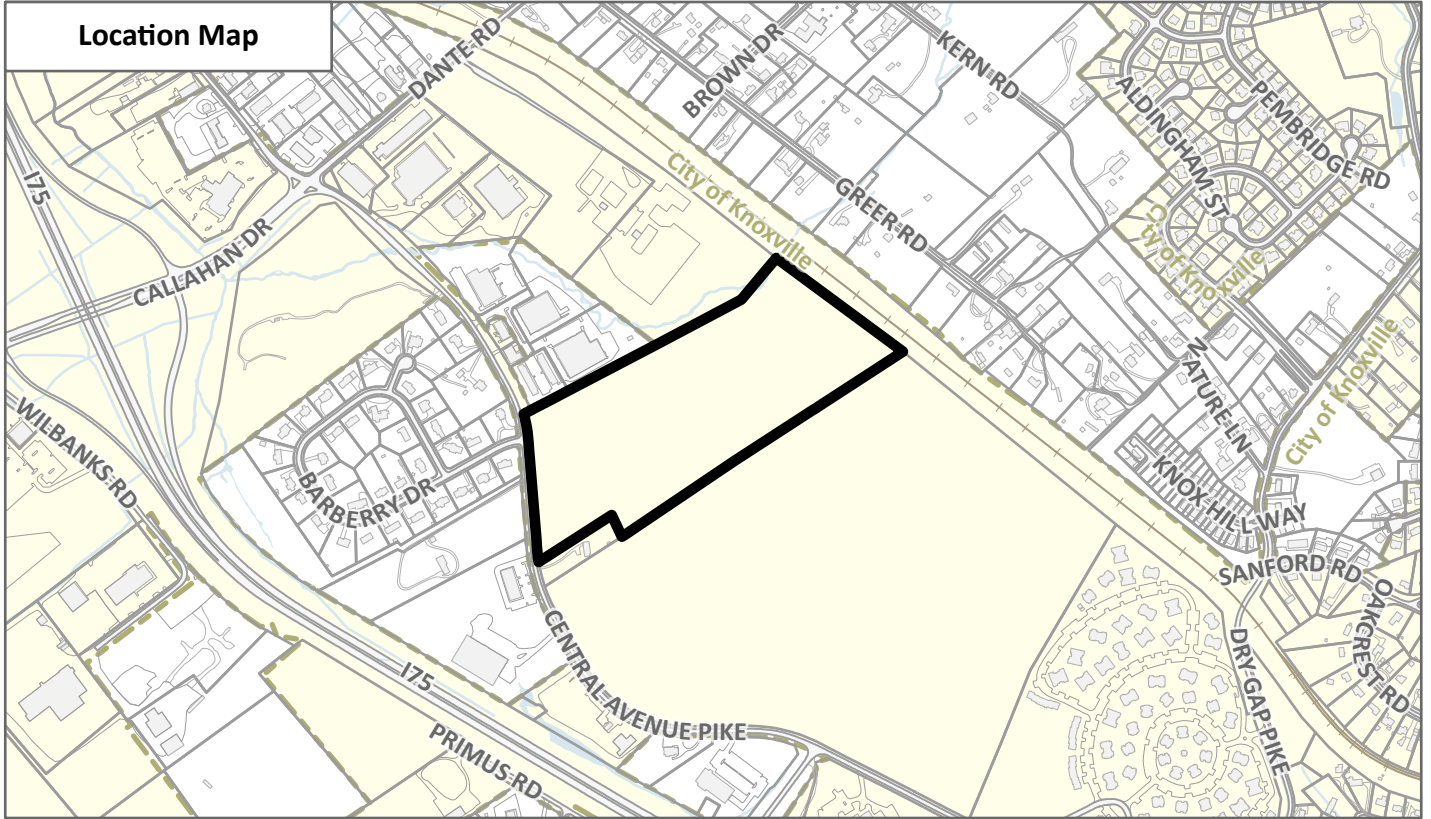
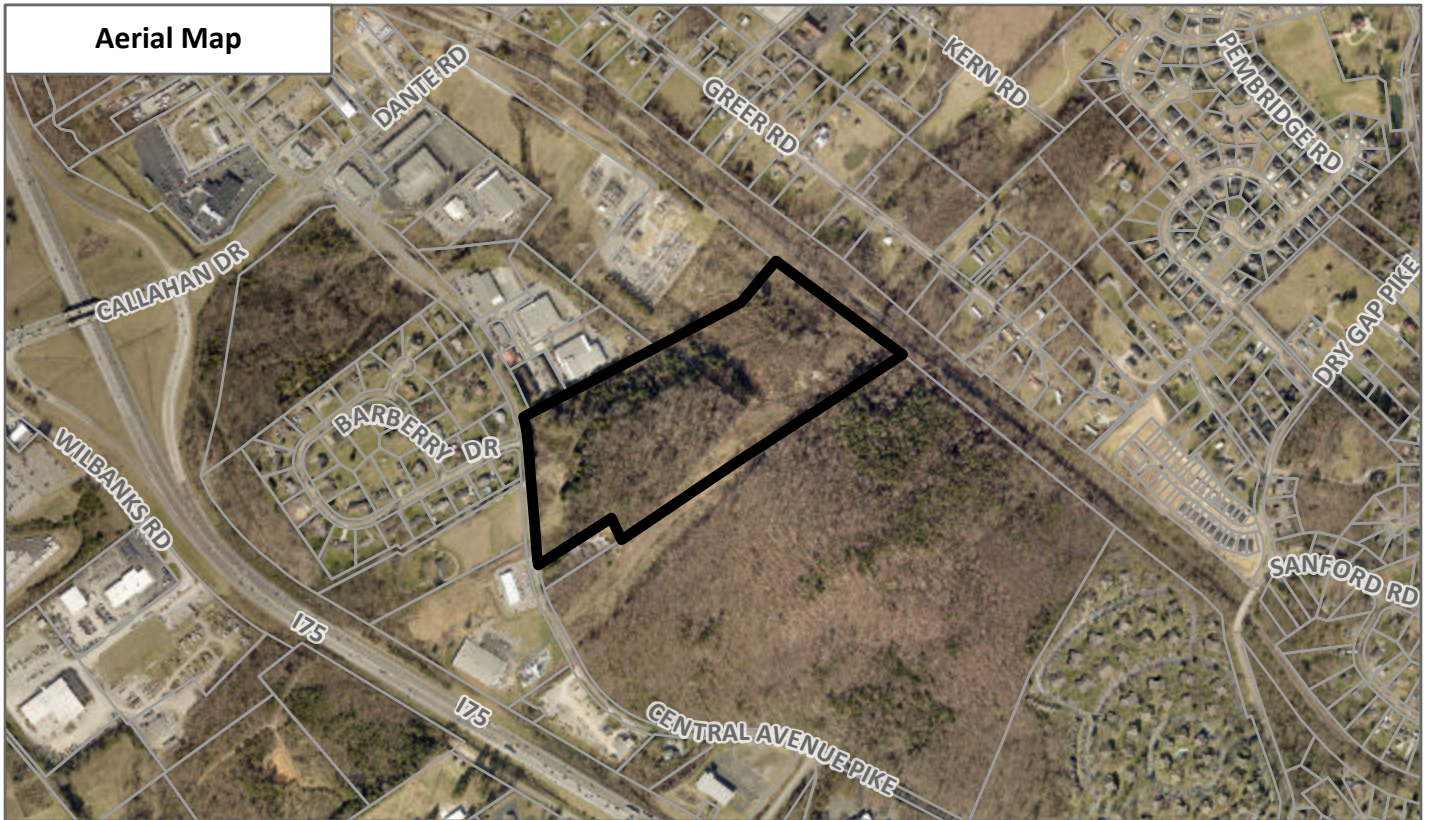


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

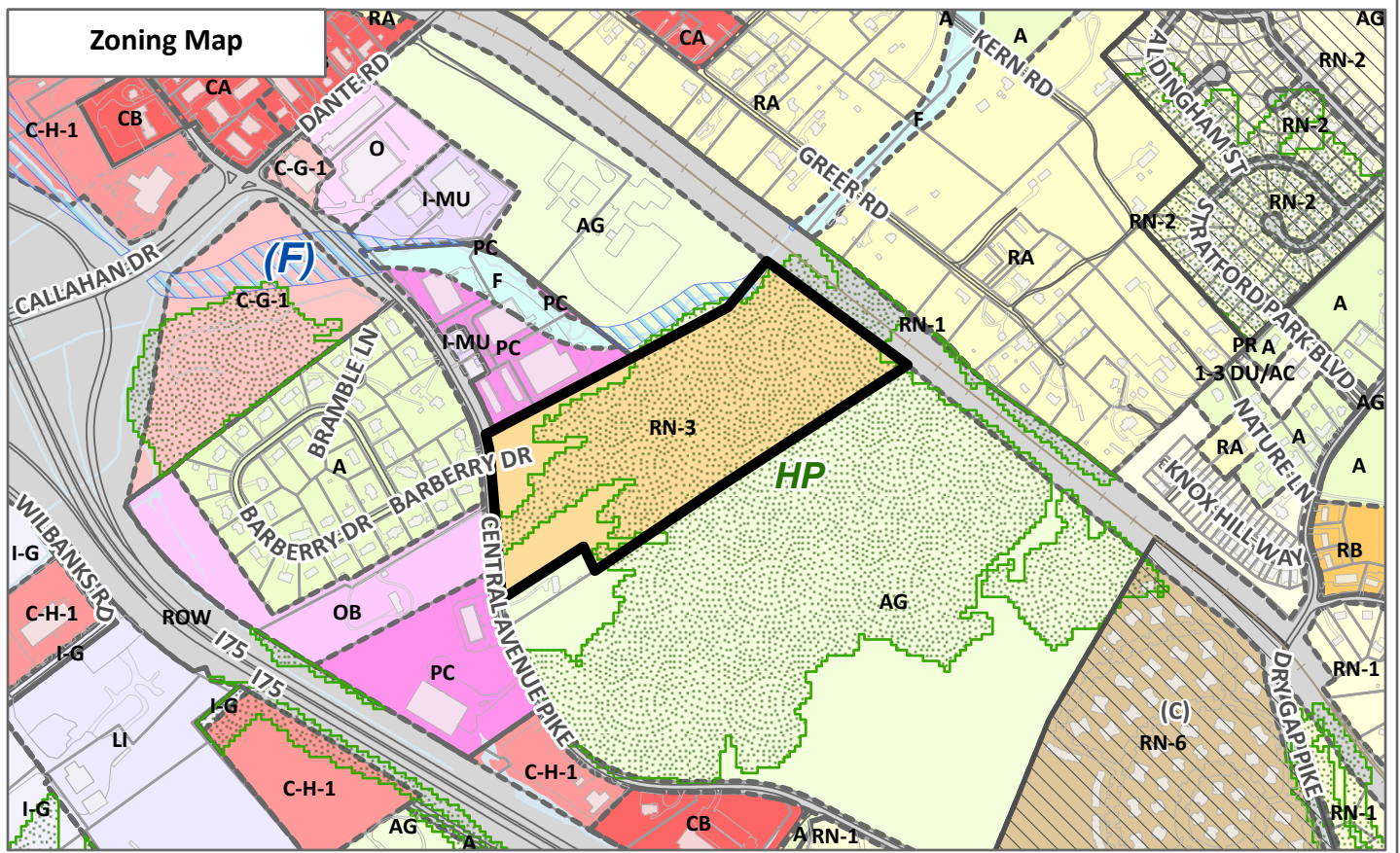
7-SB-23-C / 8-A-23-SU



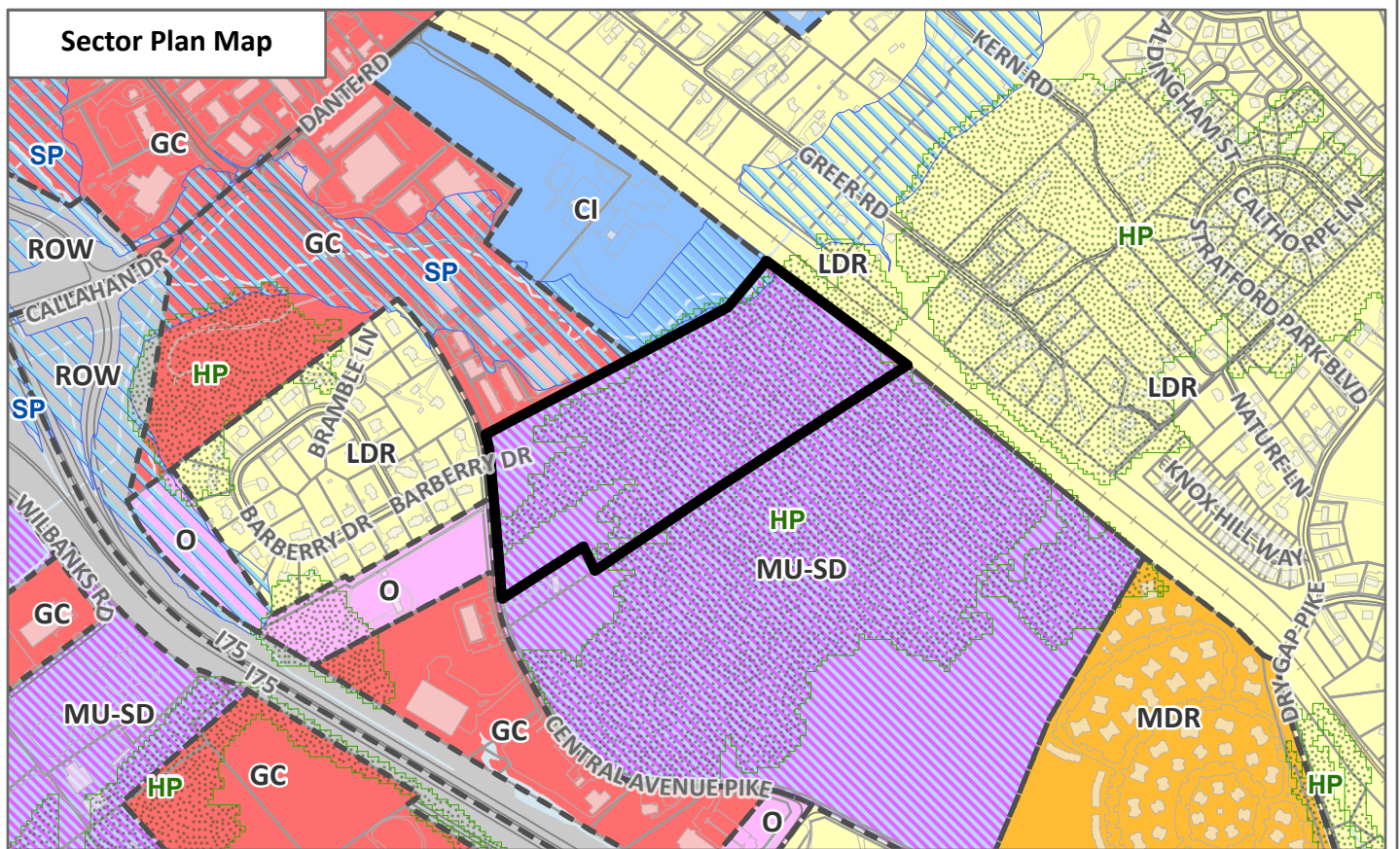
Case boundary



Zoning Map



Sector Plan Map

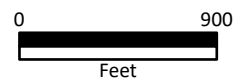


CONTEXTUAL MAPS 2

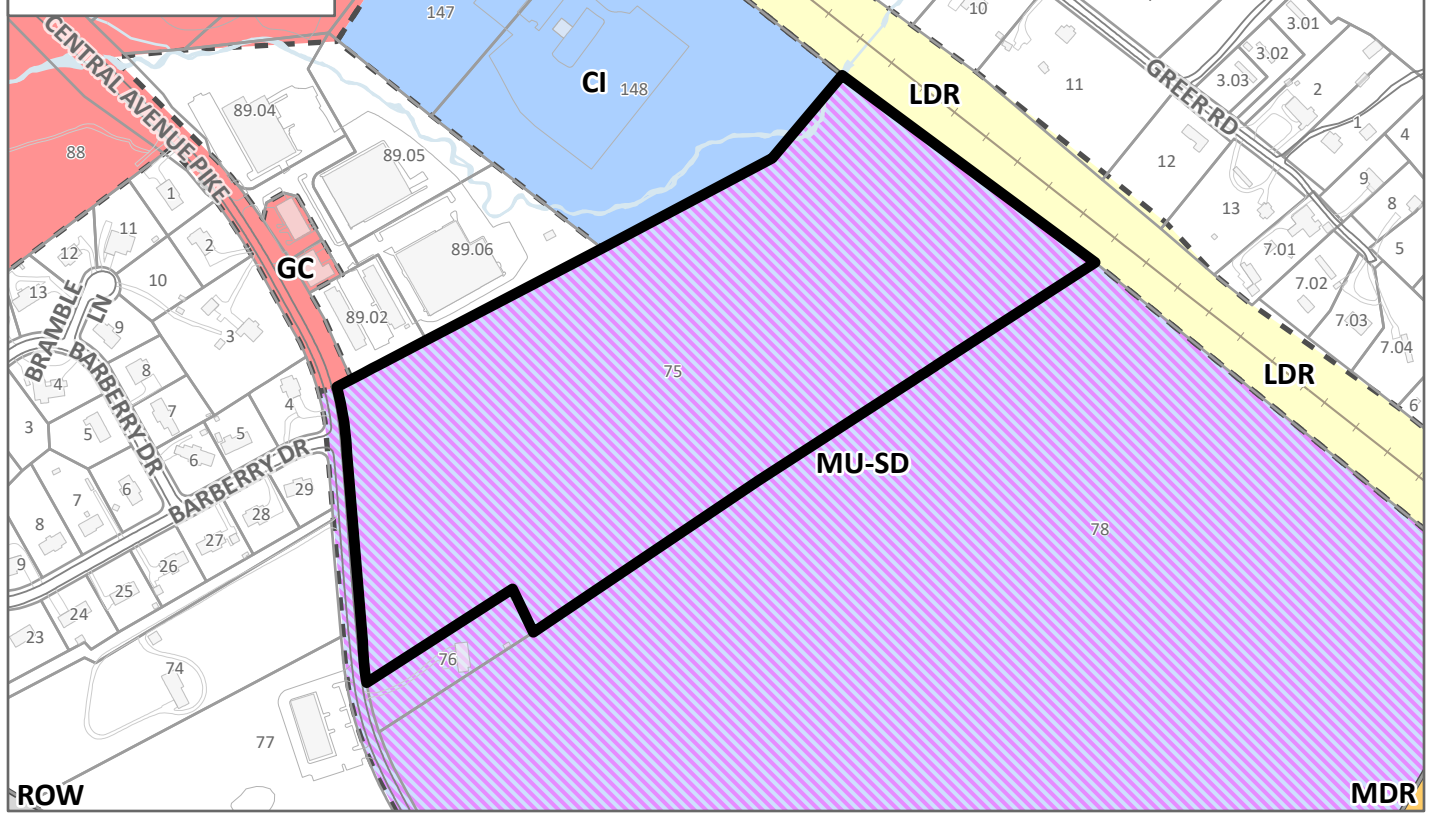
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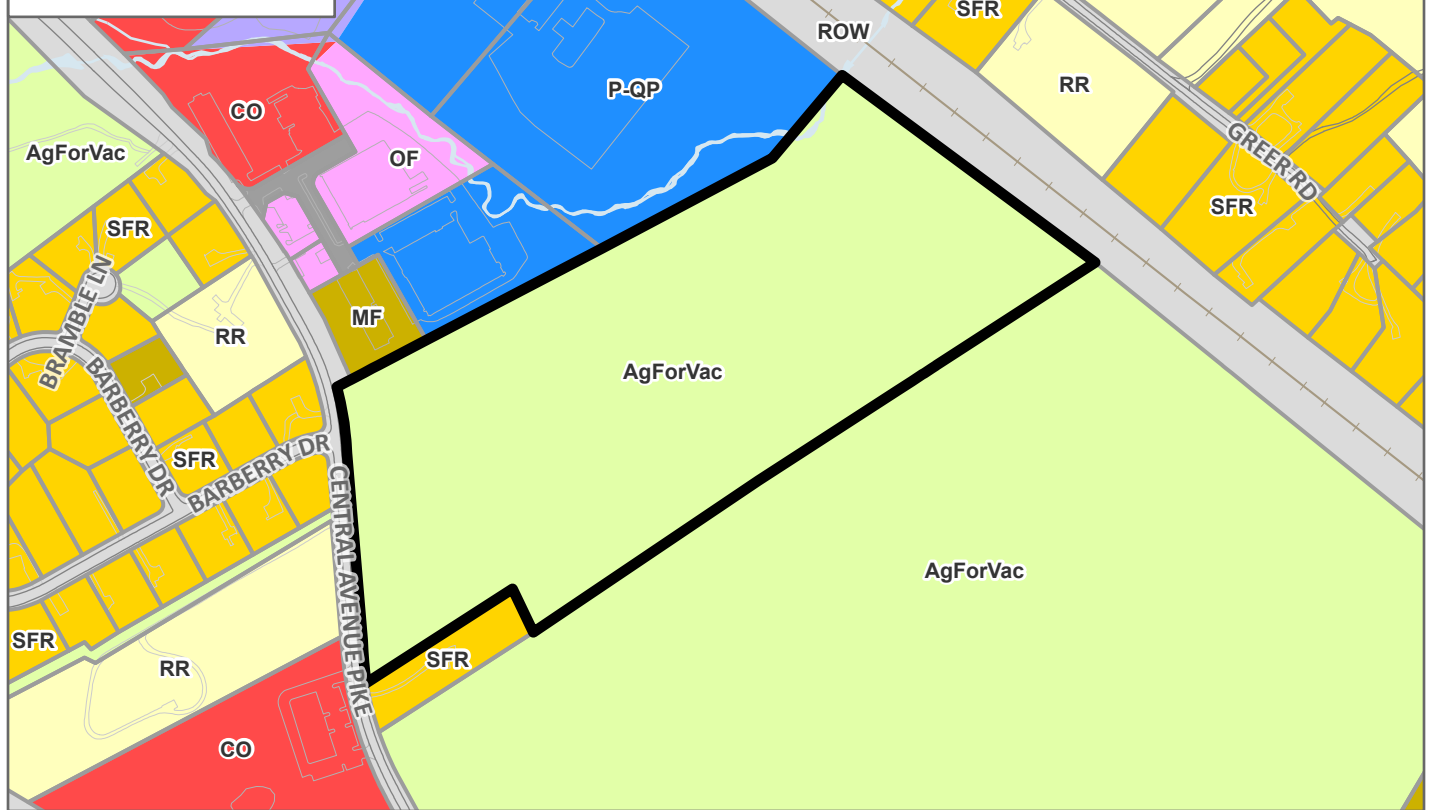
Case boundary



One Year Plan Map



Existing Land Use Map

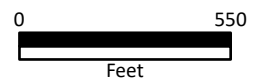


CONTEXTUAL MAPS 3

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



Case boundary

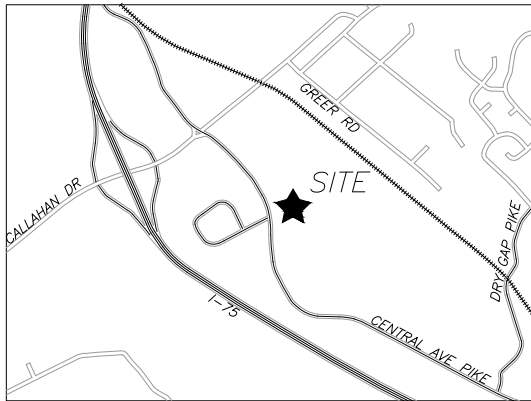


CONCEPT PLAN

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
TITLE SHEET	C-0
SITE PLAN OVERALL / TYPICAL	C-1
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

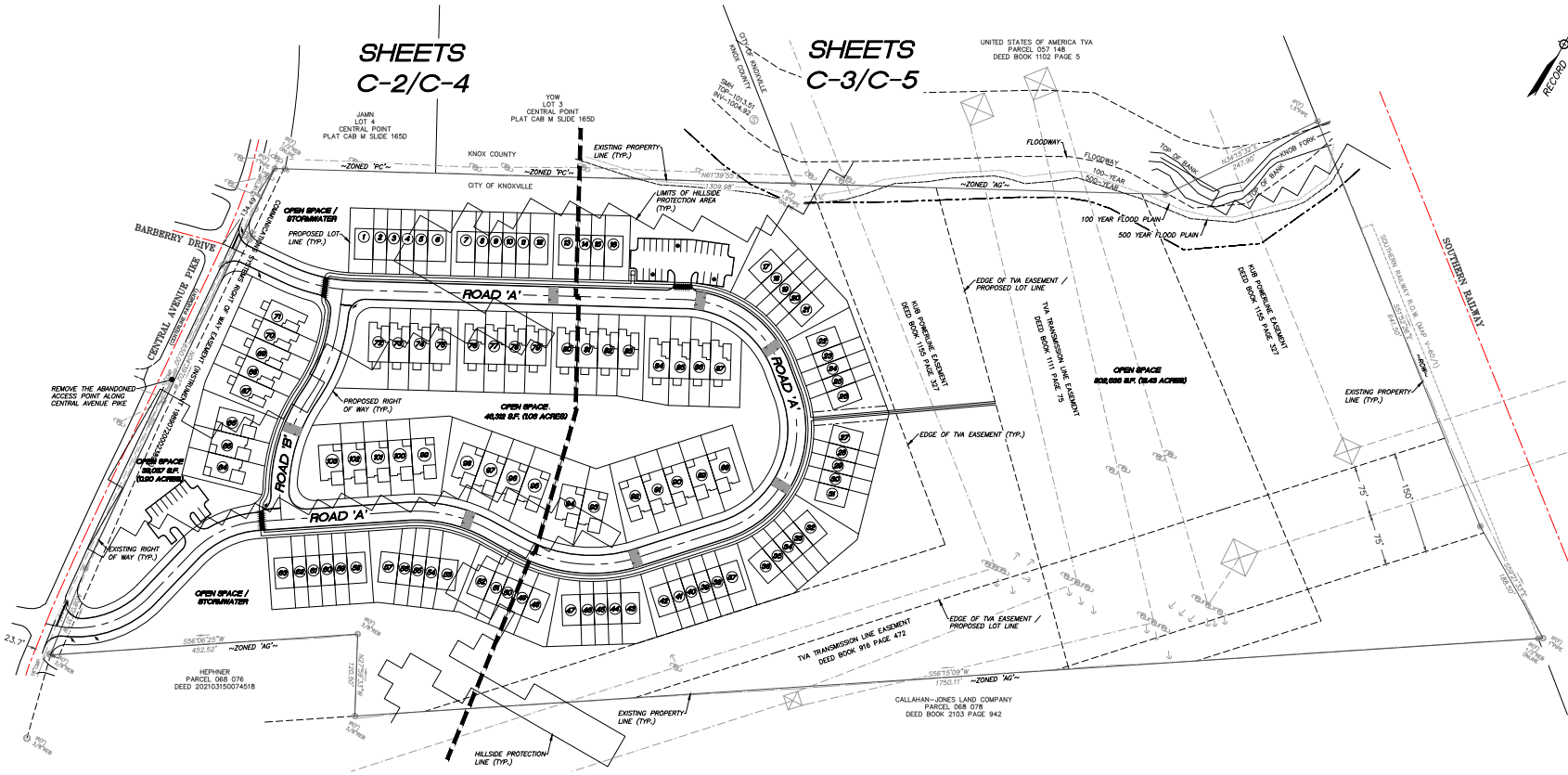
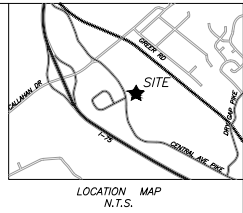
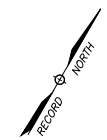
7-SB-23-C/ 8-A-23-SU/ 8-A-23-HPA
 7/14/23

MPC FILE# 7-SB-23-C

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

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

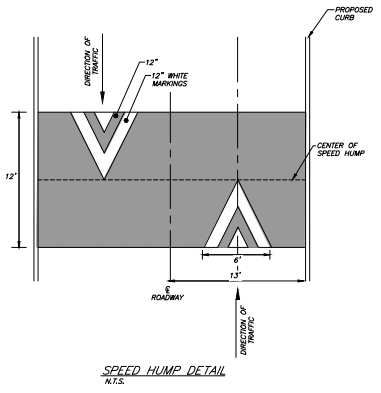
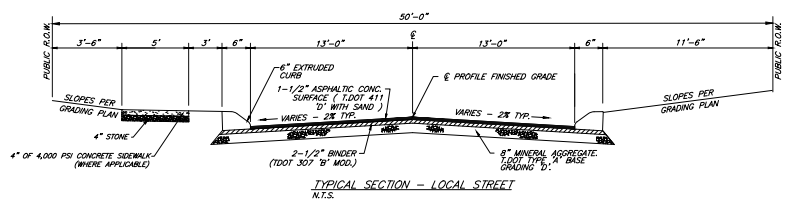
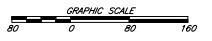
**SHEETS
C-3/C-5**



- 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 COMPILE INFORMATION FROM PLANS SUPPLIED BY RELEVANT UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TERN 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 = 887,985 S.F. (64.80)
 6. THE PARCEL IS ZONED RIN-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 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' CORNERED
CORNER: 12'
REAR: 25'
 7. POPULATION DENSITY: 103 DWELLING UNITS / 31.46 AC = 3.3 UNITS / ACRE
 8. THE PROPOSED LOTS SHALL ONLY HAVE VEHICULAR ACCESS TO THE PRINCIPAL 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 SIDEWALKS 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 MICHIGAN'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 (MATCHED 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' (STA. 1+45.63 = ROAD B).
 - 3) REDUCE THE REQUIRED TANGENT DISTANCE BETWEEN BROKEBACK CURVES FROM 150' TO 38.2' (BETWEEN STA. 8+76.76 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 48.20' (BETWEEN STA. 14+79.29 AND 15+27.08 ROAD A).

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

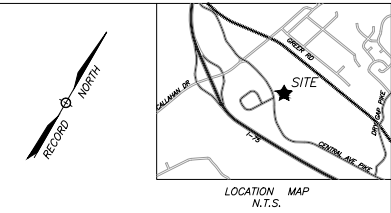
SITE PLAN OVERALL
HAMILTON PARK
SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)
CITY OF KNOXVILLE KNOX CO., TN
WARD NO. 39 CITY BLOCK NO. 39280
CLT MAP 68 PARCEL 75
SCALE: 1"=80' APRIL 24, 2023
DEVELOPER: BEAVER CREEK DEVELOPMENT, LLC
3712 CUNNINGHAM ROAD
KNOXVILLE, TN 37918
(865) 318-2629

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

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

DWR: CLM CHR: CAS DWR. NO. 2304013





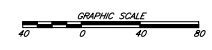
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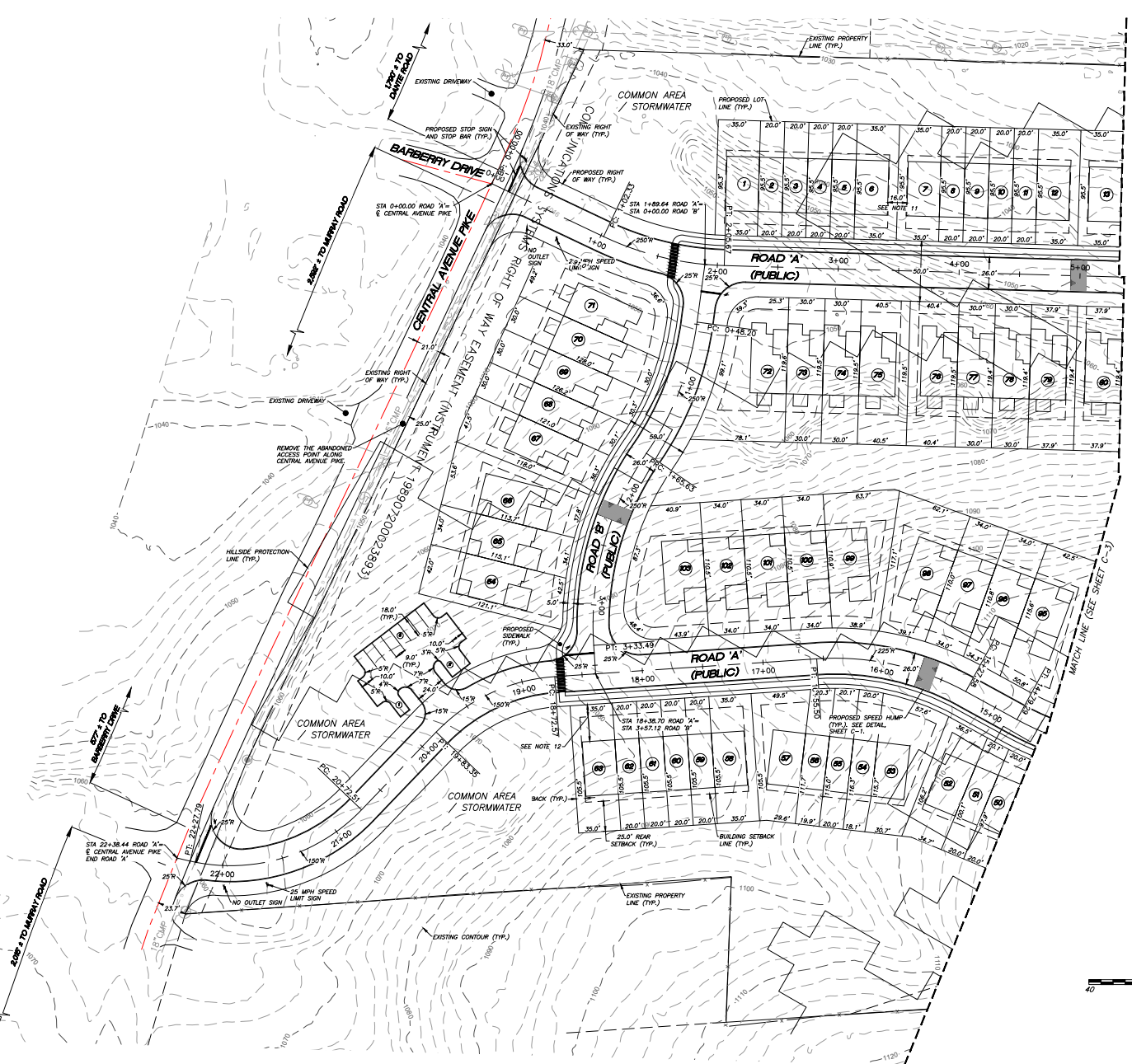
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SHEET C-2 (SHEET 3 OF 7)

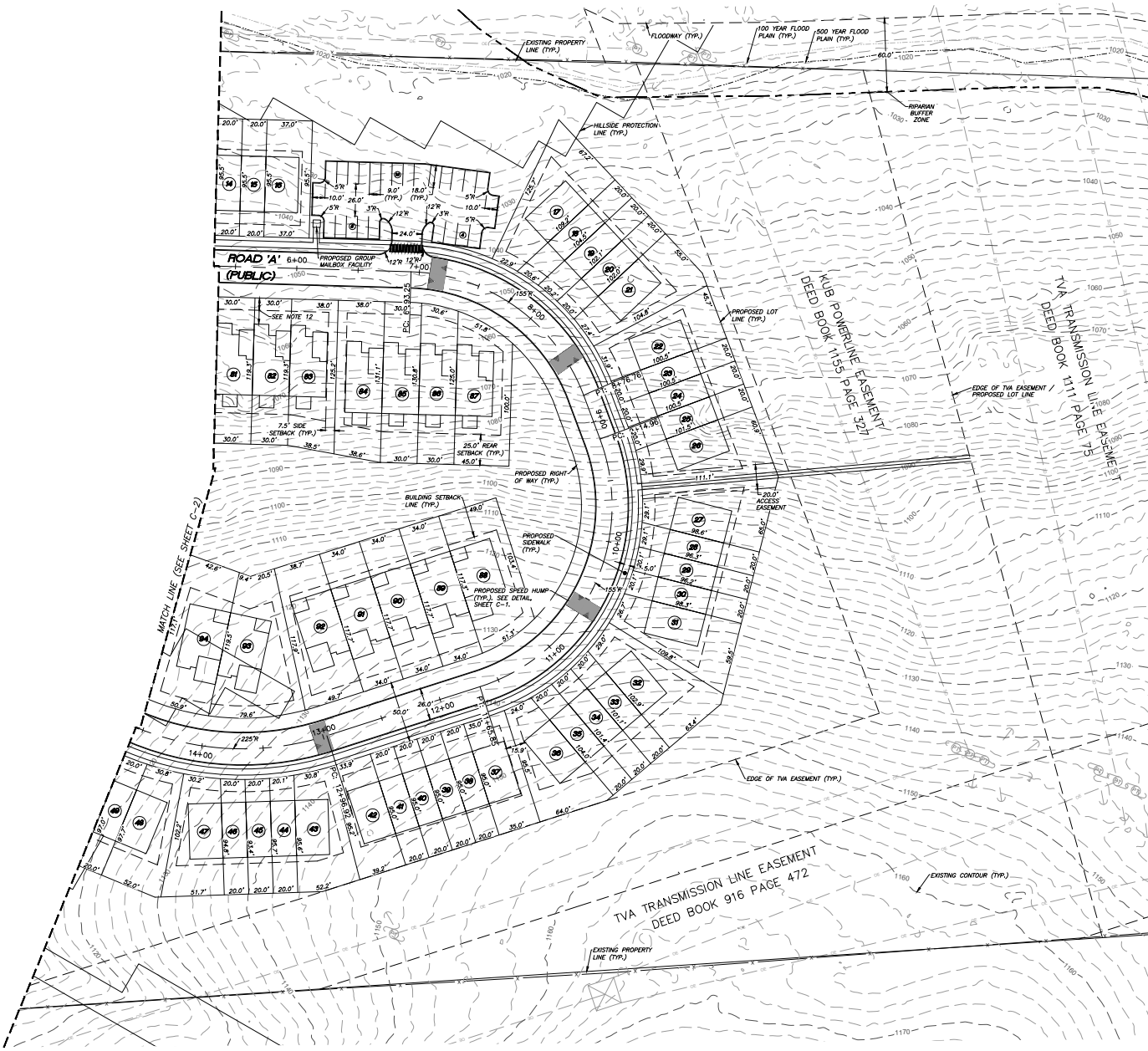
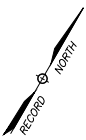
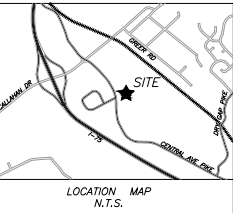
SITE PLAN
HAMILTON PARK
SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)
CITY OF KNOXVILLE KNOX CO., TN
WARD NO. 39 CITY BLOCK NO. 39280
CLT MAP 68 PARCEL 75
SCALE: 1"=40' APRIL 24, 2023
DEVELOPER: BEAVER CREEK DEVELOPMENT, LLC
3712 CUNNINGHAM ROAD
KNOXVILLE, TN 37918
(865) 318-2629

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



REVISION	DATE	DESCRIPTION	CLM	BY	DWR: CLM	CHR: CAS	DWR: NO. 2304013
1	07/11/23	REVISED PER COK COMMENTS	CLM				





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 SHEET C-3 (SHEET 4 OF 7)

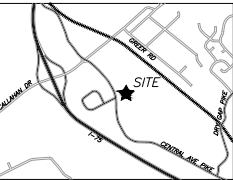
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HAMILTON PARK
 SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)
 CITY OF KNOXVILLE KNOX CO., TN
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 SCALE: 1"=40' APRIL 24, 2023
 DEVELOPER: BEAVER CREEK DEVELOPMENT, LLC
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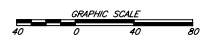
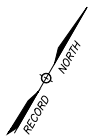


REVISION	DATE	DESCRIPTION	CLM	BY
1	07/11/23	REVISED PER COK COMMENTS	CLM	





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.



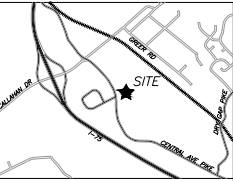
MPC FILE# 7-SB-23-C
 SHEET C-4 (SHEET 5 OF 9)

GRADING PLAN	
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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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KNOXVILLE, TN 37918	
(865) 318-2629	

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

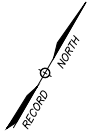
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1	07/11/23	REVISED PER COK COMMENTS	CLM			
		DESCRIPTION	BY			





LOCATION MAP
N.T.S.

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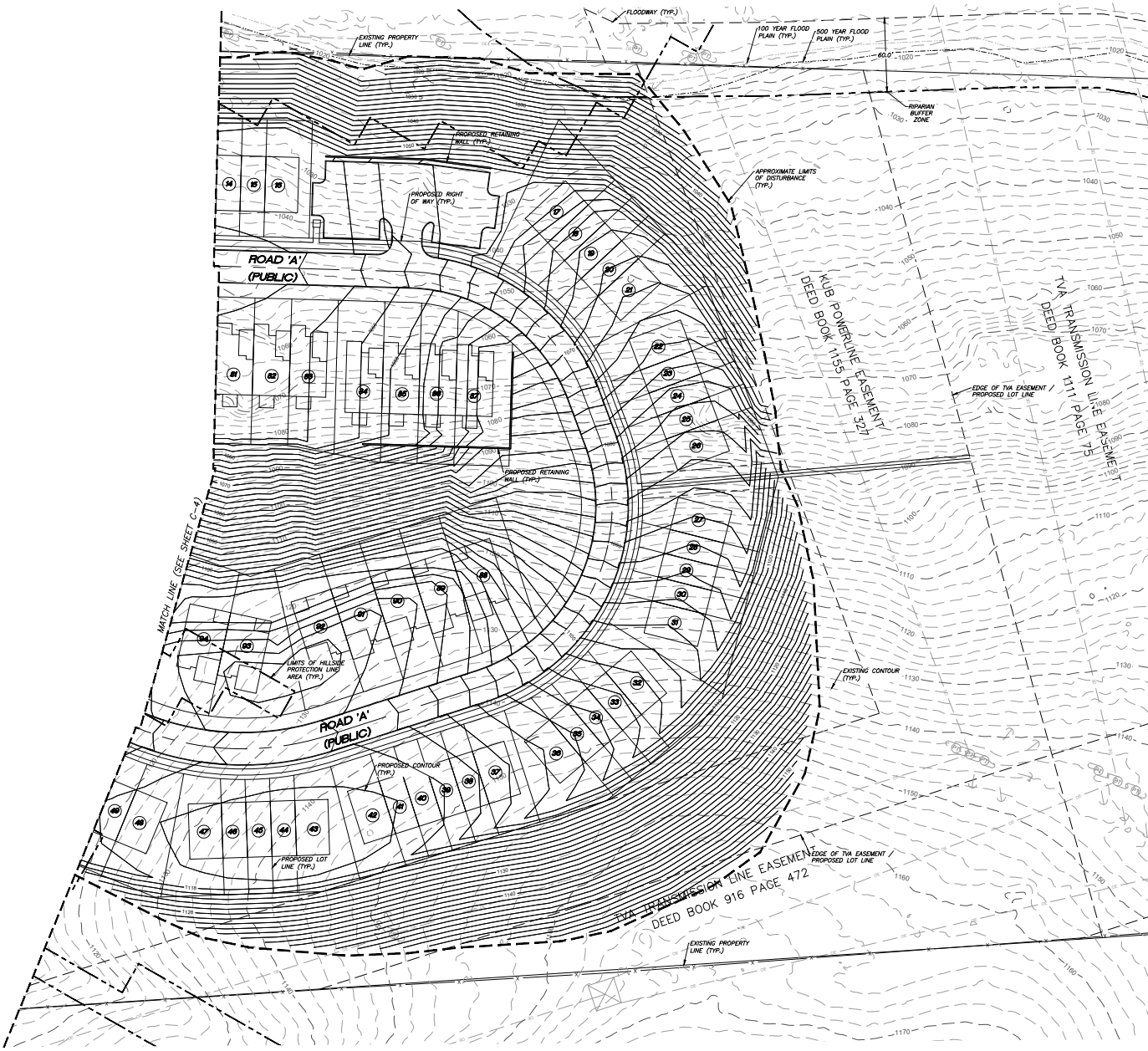
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 SHEET C-5 (SHEET 6 OF 9)

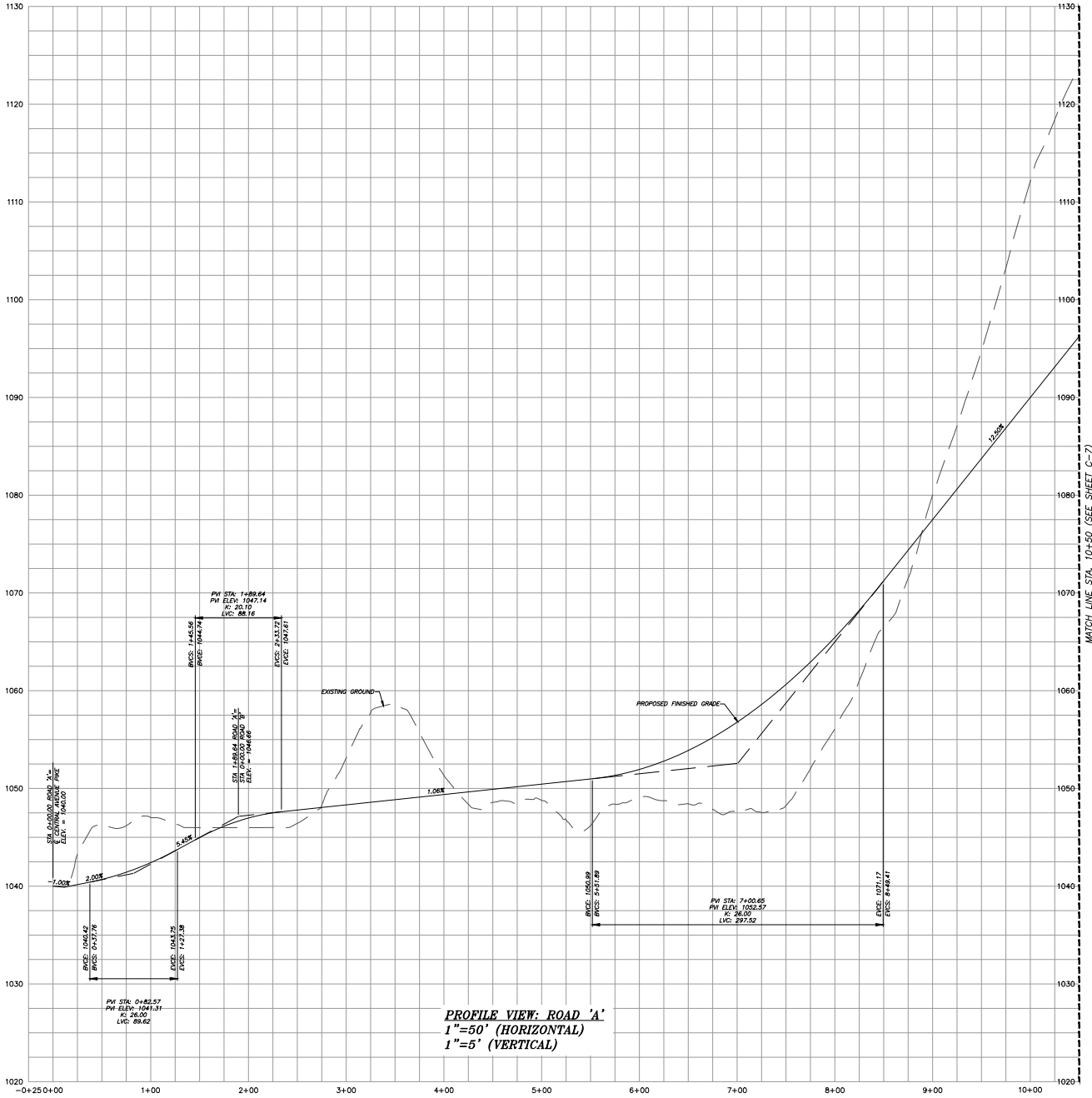
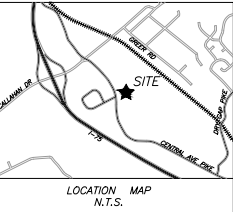
GRADING PLAN
HAMILTON PARK
 SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)
 CITY OF KNOXVILLE KNOX CO., TN
 WARD NO. 39 CITY BLOCK NO. 39280
 CLT MAP 68 PARCEL 75
 SCALE: 1"=40' APRIL 24, 2023

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

NO.	DATE	DESCRIPTION	BY	CHK.	DWG. NO.
1	07/11/23	REVISED PER COK COMMENTS	CLM		
				DWR: CLM	
				CHR: CAS	
				DWG. NO. 2304013	

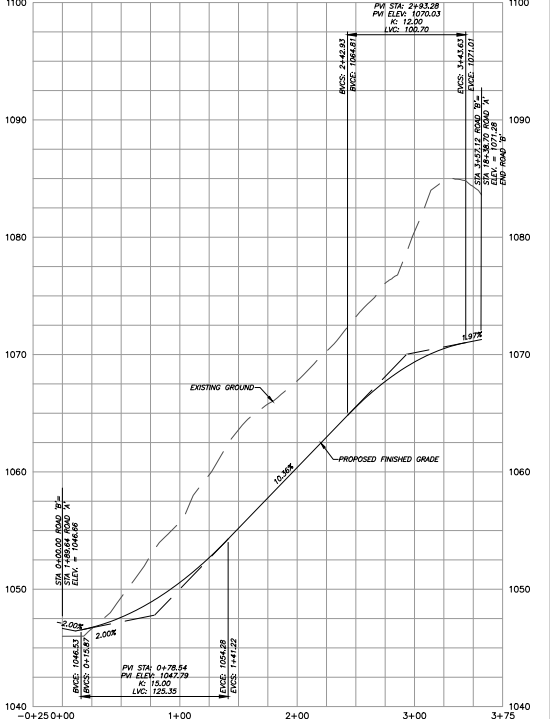
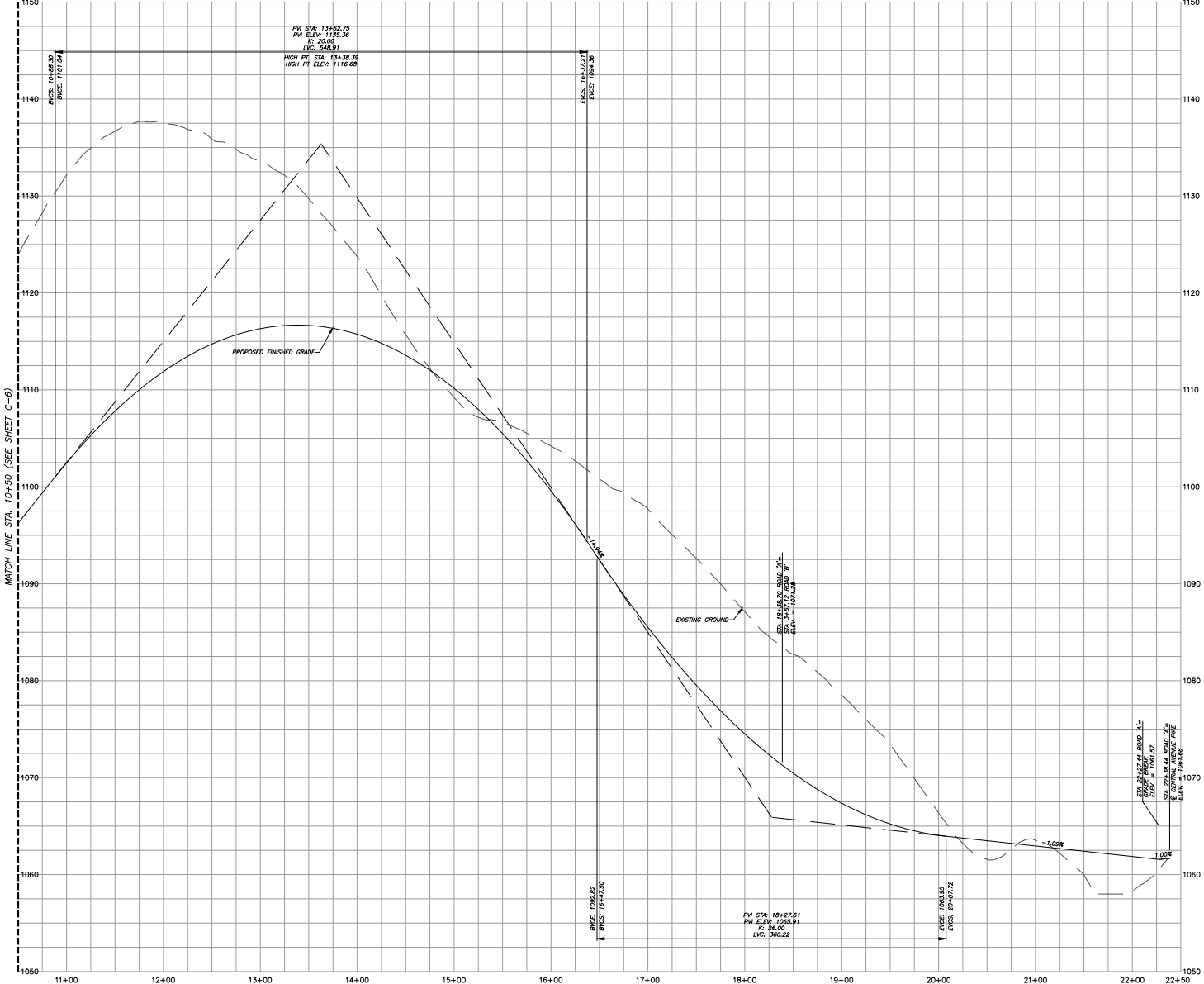
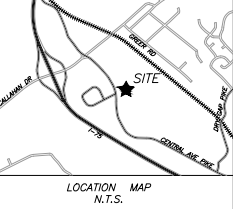




MPC FILE# 7-SB-23-C
 SHEET C-6 (SHEET 7 OF 9)

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 69	PARCEL 75	
SCALE: AS NOTED	DATE: APRIL 24, 2023	
DEVELOPER: BEAVER CREEK DEVELOPMENT, LLC 3712 CUNNINGHAM ROAD KNOXVILLE, TN 37918 (865) 318-2629		
URBAN ENGINEERING, INC. 10330 HARDIN VALLEY RD., SUITE #201 KNOXVILLE, TN 37932 (865) 966-1924		
DWR: CLM	CHR: CAS	DWG. NO. 2304013
1	07/11/23	REVISED PER COX COMMENTS
REVISION	DATE	DESCRIPTION
		CAS
		BY





PROFILE VIEW: ROAD 'B'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

MPC FILE# 7-SB-23-C
SHEET C-7 (SHEET 8 OF 9)

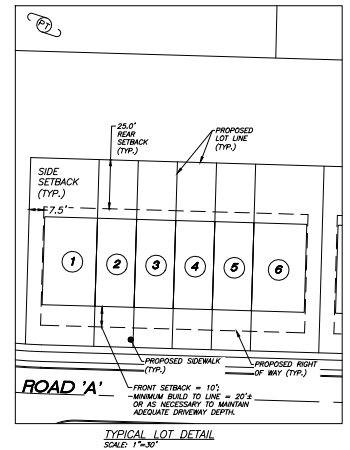
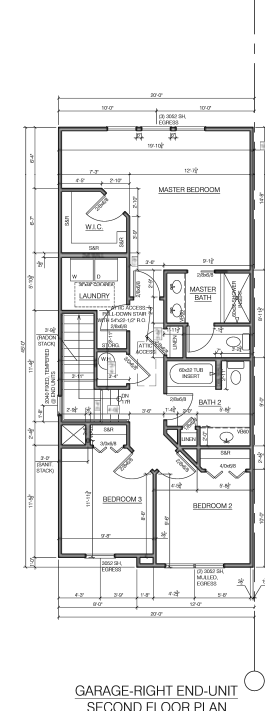
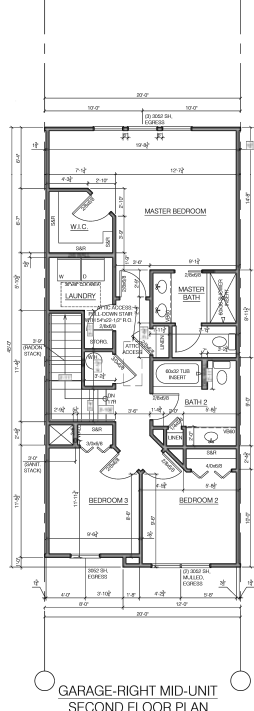
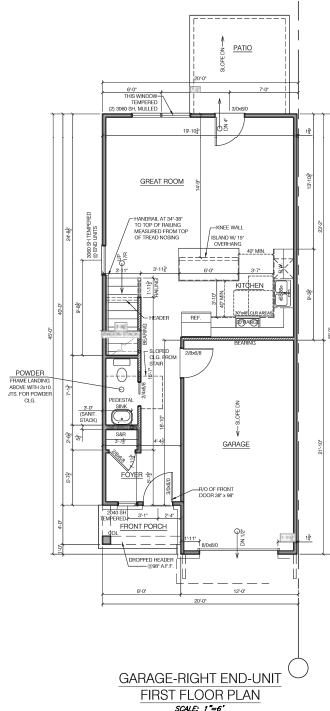
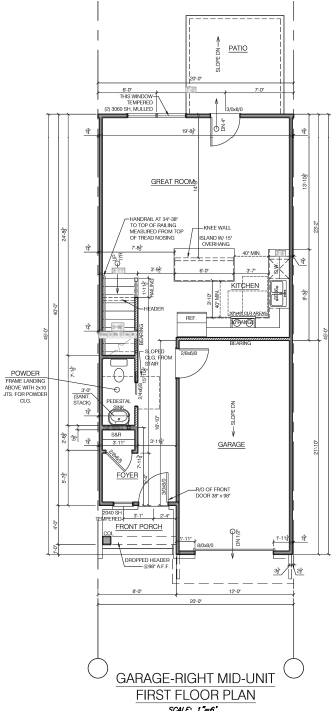
ROADWAY PROFILES	
HAMILTON PARK	
SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)	
CITY OF KNOXVILLE	KNOX CO., TN
WARD NO. 39	CITY BLOCK NO. 39280
CLT MAP 68	PARCEL 75
SCALE: AS NOTED	APRIL 24, 2023
DEVELOPER: BEAVER CREEK DEVELOPMENT, LLC	
3712 CUNNINGHAM ROAD	
KNOXVILLE, TN 37932	
(865) 318-2629	



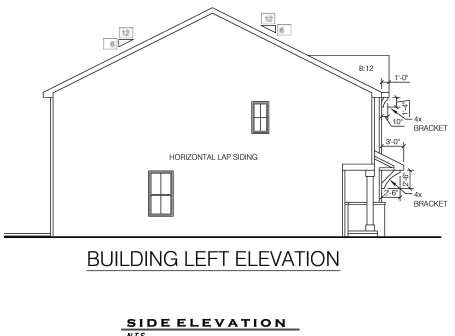
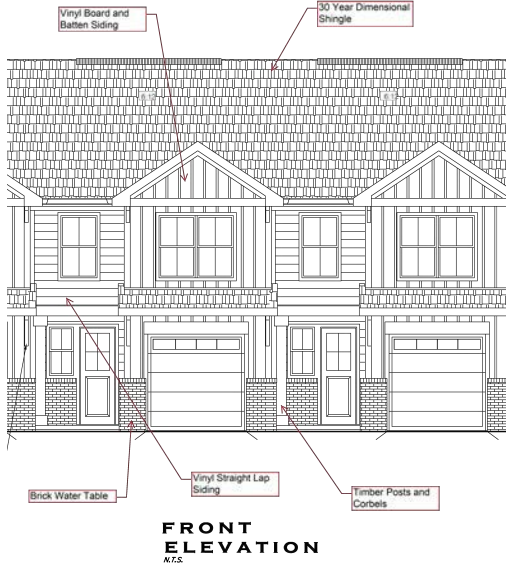
PROFILE VIEW: ROAD 'A'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

NO.	DATE	DESCRIPTION	BY	CHKD.	APP'D.
1	07/11/23	REVISED PER COK COMMENTS	CLM		

DESIGNED BY	CHKD. BY	APP'D. BY
DATE	DATE	DATE



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

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

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 HARDON VALLEY RD., #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924
DWG: CLM CHK: CAS DWG. NO. 2202003



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

Part of Parcel (Y/N)?

31.46 acres

Tract Size

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)

Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

County

District

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

Hamilton Park	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	115 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)		

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
\$1,600.00	
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	Beaver Creek Development, LLC	5/30/2023
	Please Print	Date

Phone / Email		
Property Owner Signature	Marilyn Kennedy	5/30/2023
	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

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

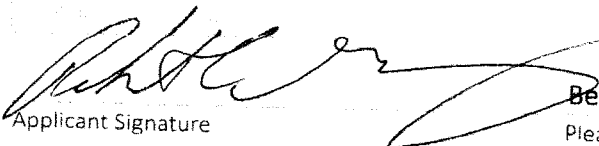
Design Plan Certification (Final Plat)

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

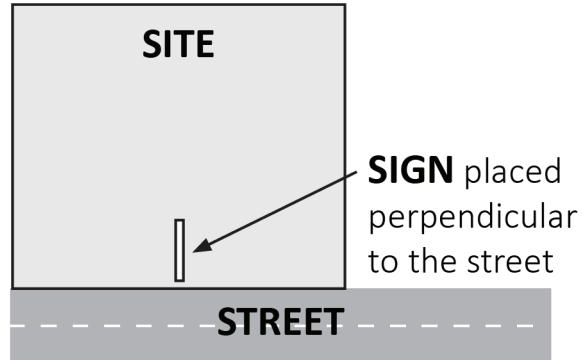

Property Owner Signature

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