



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 7-SE-24-C **AGENDA ITEM #:** 21
7-C-24-DP **AGENDA DATE:** 9/12/2024

POSTPONEMENT(S): 7/11/2024, 8/8/2024

▶ **SUBDIVISION:** THE FARM AT BEAVER RIDGE
▶ **APPLICANT/DEVELOPER:** BB INVESTMENT PROPERTIES LLC
OWNER(S): BB Investments Properties, LLC

TAX IDENTIFICATION: 90 116 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2713 BYINGTON BEAVER RIDGE RD

▶ **LOCATION:** West side of Byington Beaver Ridge Rd, north of Byington Solway Rd

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 4.99 acres

▶ **ZONING:** PR(k) (Planned Residential) up to 4 du/ac

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Rural residential - RA (Low Density Residential)
South: Agriculture/forestry/vacant land - I (Industrial), RA (Low Density Residential)
East: Single family residential - RA (Low Density Residential)
West: Industrial, office - I (Industrial)

▶ **NUMBER OF LOTS:** 19

SURVEYOR/ENGINEER: Richard Lemay, LeMay & Associates

ACCESSIBILITY: Access is via Byington Beaver Ridge Rd, a major collector street that has a pavement width of 20 ft within a right-of-way of 50 ft.

▶ **SUBDIVISION VARIANCES REQUIRED:** ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)
1. Increase the intersection grade from 1 to 2% at the property's entrance.

STAFF RECOMMENDATION:

▶ Postpone the concept plan 60 days until the November 14, 2024 Planning Commission meeting at the request of the applicant.

- ▶ **Postpone the development plan 60 days until the November 14, 2024 Planning Commission meeting at the request of the applicant.**

ESTIMATED TRAFFIC IMPACT: 219 (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: 1 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



Request to Postpone • Table • Withdraw

BB Investment Properties, LLC

8/28/2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

September 12, 2024

File Number(s)

Scheduled Meeting Date

7-SE-24-C

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the November 14, 2024 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Bernard E. Phifer Jr.
Applicant Signature

Bernard E. Phifer Jr.
Please Print

(865) 405-1383
Phone Number

bernard.phifer@charter.net
Email

STAFF ONLY

Whitney Warner
Staff Signature

Whitney Warner
Please Print

Date Paid No Fee

Eligible for Fee Refund? Yes No Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



Request to Postpone • Table • Withdraw

BB Investment Properties, LLC

8/1/24

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

8/8/24

File Number(s)

Scheduled Meeting Date

7-SE-24-C

POSTPONE

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By signing below, I certify I am the property owner, and/or the owners authorized representative.

Bernard E. Phifer Jr.
Applicant Signature

Bernard E. Phifer Jr.
Please Print

(865) 405-1393
Phone Number

bernardphifer@charter.net
Email

STAFF ONLY

Whitney Warner
Staff Signature

Whitney Warner
Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No Amount: _____

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



Request to Postpone • Table • Withdraw

BB Investment Properties

6-27-2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

7-11-2024

Scheduled Meeting Date

File Number(s)

~~10-15-~~
7-SE-24-C / 7-SE-24-DP

POSTPONE

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AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Richard Lemay
Applicant Signature

Richard Lemay (agent)
Please Print

865-671-0183
Phone Number

rlemay@lemayassociates.com
Email

STAFF ONLY

Whitney Warner
Staff Signature

Whitney Warner
Please Print

Date Paid No Fee

Eligible for Fee Refund? Yes No Amount:

Approved by:

Date:

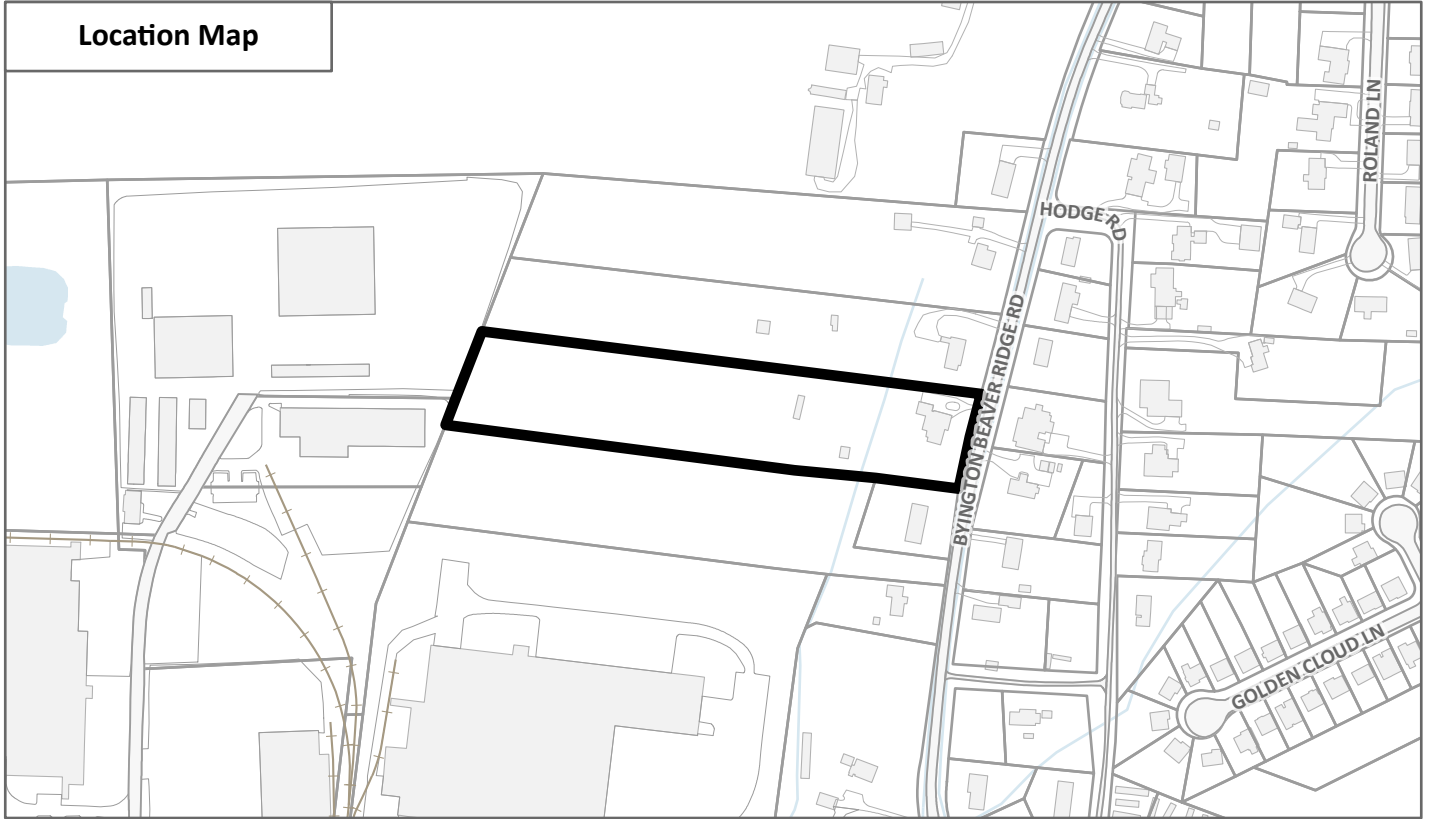
Payee Name

Payee Phone

Payee Address

Exhibit A. Contextual Images

Location Map



Aerial Map



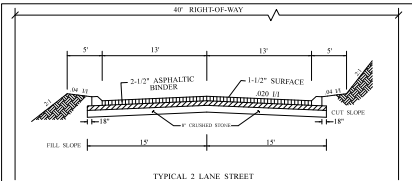
CONTEXTUAL MAPS 1

7-C-24-DP / 7-SE-24-C



Case boundary



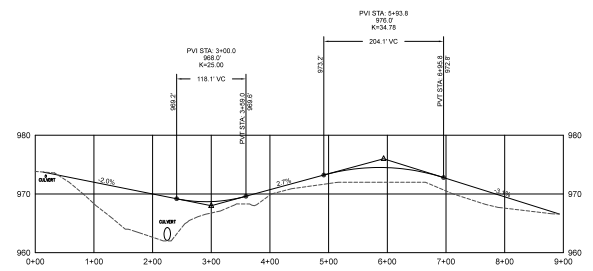


TYPICAL 2 LANE STREET

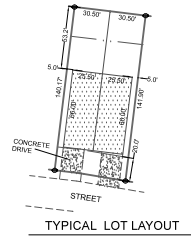
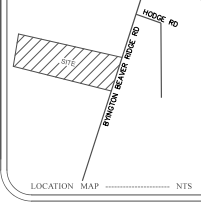
BORROW MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR) AT 99% HUMIDITY TO FACILITIES OF FILL.

FILL SOILS WILL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 95 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 2 PERCENT OPTIMUM MOISTURE CONTENT. SOILS DENSITY TESTS SHOULD BE PERFORMED ON 100 SQ. FT. EVERY 1000 SQUARE FEET OF AREA FOR 8 INCH LIFT (APPROX. 1 TEST PER EVENT IN FEET).

CONTRACTION TESTING OF ROADWAY TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.



SCALE: 1"=100' HORIZ.
1"=10' VERT.



TYPICAL LOT LAYOUT



CERTIFICATION OF CONCEPT PLAN

I hereby certify that I am a surveyor, licensed to so surveying 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.

R. E. LeMay

Surveyor
Tenn. Reg. No. 789

PH (PROPOSED) ZONING

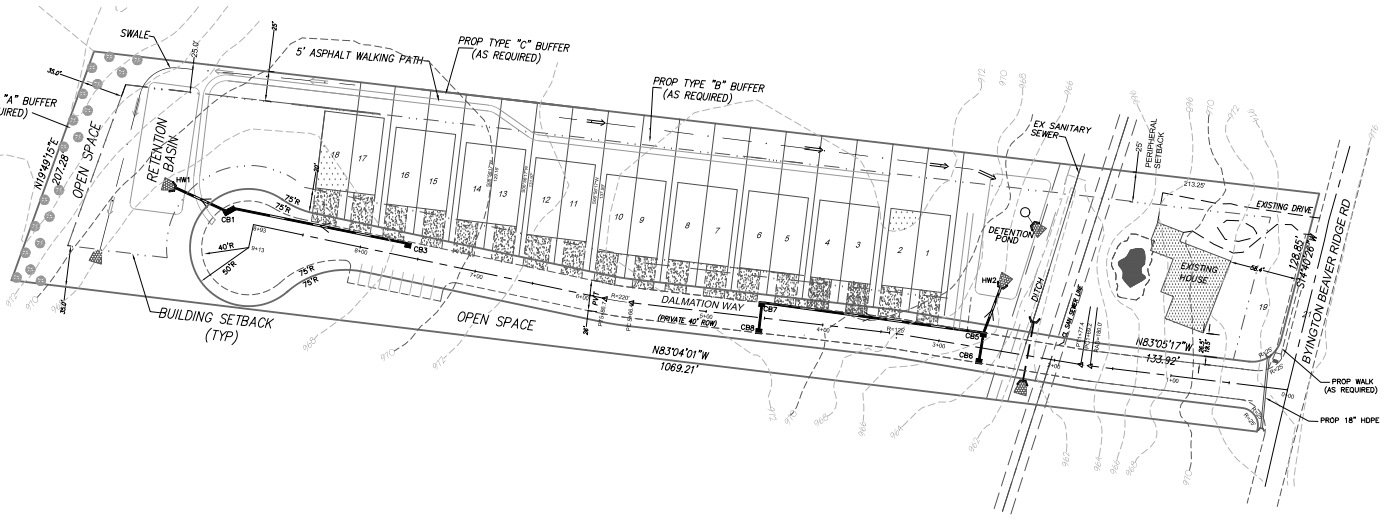
FRONT YARD: 30'

SIDE YARD: 5' (EXCEPT UNDER BUILDINGS)

REAR YARD: 35' VARIANCE REQUESTED FROM 35' TO 25' EAST PROPERTY LINE.

SITE NOTES:

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND
- THE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY, INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (JPES), EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- DEED REFERENCE: INSTRUMENT # 2022116002627
- PROPERTY SHOWN ON CLT MAP 90, PARCEL 116
- PROPERTY ZONED: PH - 4 DU/AC
- ACCESS TO BE FROM INTERIOR ROADWAY ONLY, (EXCEPT LOT 1 TO MAINTAIN EXISTING DRIVEWAY).
- ACCESS TO BE FROM INTERIOR ROADWAY ONLY, (EXCEPT LOT 1 TO MAINTAIN EXISTING DRIVEWAY).
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD
- TOTAL AREA: 4.982 ACRES

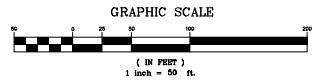


SITE UTILITIES

SANITARY SEWER WKUD
WATER WKUD
ELECTRIC KUB
GAS KUB

OWNER

BB INVESTMENT PROPERTIES LLC
10444 ALMANAC LN
KNOXVILLE, TN 37922



LeMay AND ASSOCIATES CONSULTING ENGINEERS

PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

CONCEPT PLAN FOR				
THE FARM AT BEAVER RIDGE				
DISTRICT 6 * KNOX COUNTY * TENNESSEE * 2713 BYINGTON BEAVER RIDGE RD *				
DRAWN BY RELjr	APPROVED BY REL	DATE 10-24-2023	REVISIONS 10/25/2023 6-27-24	SCALE 1" = 50'
DRAWING NUMBER 6269				

Cottage House Design

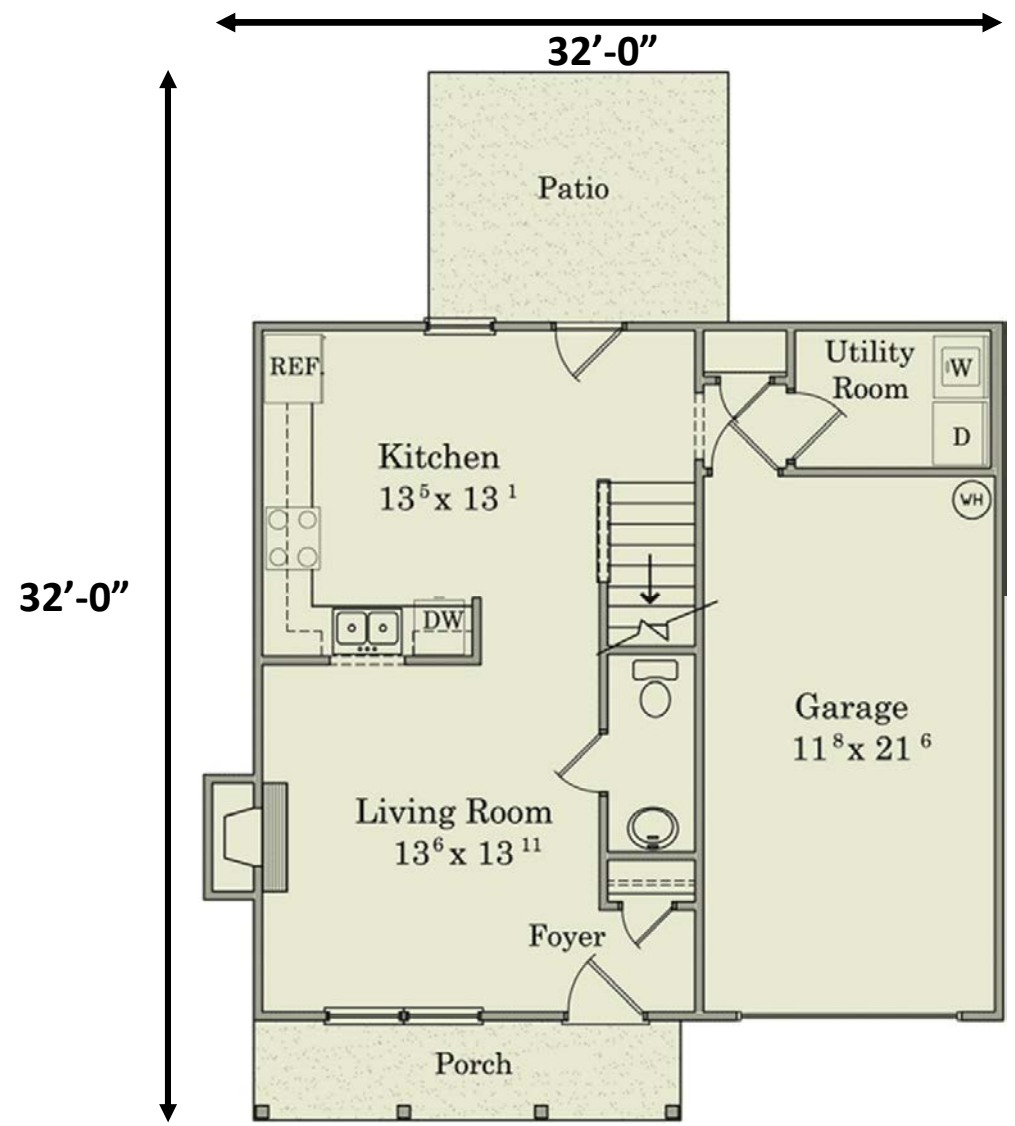
Beaver Ridge – Karns

Plan #1

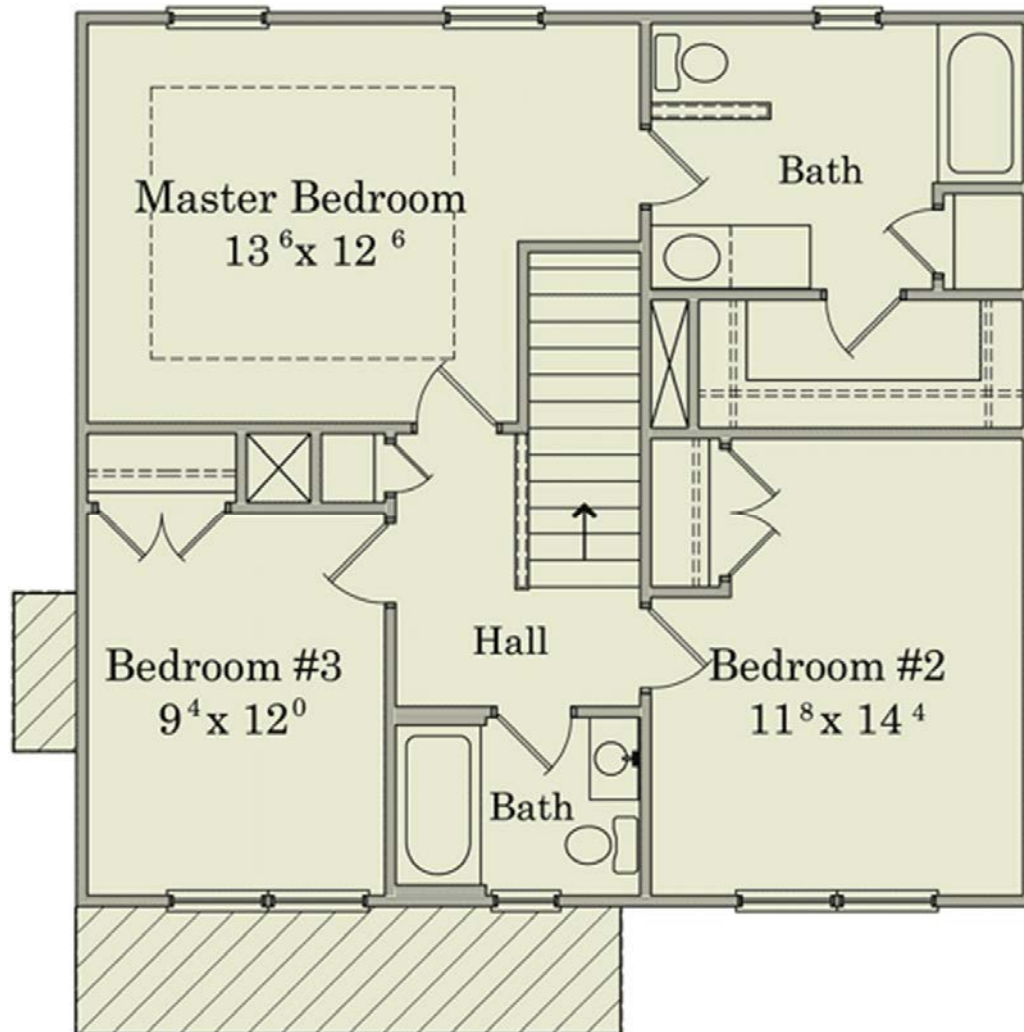


1,391
Heated S.F.

First Floor



Second Floor



Alternative Design Standards

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

Alternative Design Standards Requiring Planning Commission Approval

Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County

Section 3.03.E.1.e – Maximum grade of private right-of-way

Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots

Section 3.04.H.2 – Maximum grade, public streets

Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County

Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots

Section 3.04.A.3.c – Right-of-way dedication, new subdivisions

Section 3.04.F.1 – Right-of-way reduction, local streets

Section 3.04.G.1 – Pavement width reduction, local streets

Section 3.04.H.3 – Intersection grade, all streets

Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones

Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones

Section 3.11.A.2 – Standard utility and drainage easement

By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.


Signature

Richard L. May
Printed Name

6-27-2024
Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

1. ALTERNATIVE DESIGN STANDARD REQUESTED:

Intersection grade from 1% to 2%

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested
(to be completed during review process): YES NO

Engineering Comments:

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested
(to be completed during review process): YES NO

Engineering Comments:

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested
(to be completed during review process): YES NO

Engineering Comments:



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

BB Investment Properties LLC

Applicant Name

Affiliation

5/29/2024

7/11/2024

7-SE-24-C / 7-C-24-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.

Richard LeMay LeMay & Associates

Name / Company

10816 Kingston Pike Knoxville TN 37934

Address

865-671-0183 / rlemay@lemayassociates.com

Phone / Email

CURRENT PROPERTY INFO

BB Investments Properties, LLC

10444 Almanac Ln Knoxville TN 37932

865-405-1383

Owner Name (if different)

Owner Address

Owner Phone / Email

2713 BYINGTON BEAVER RIDGE RD

Property Address

90 116

4.99 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

West Knox Utility District

West Knox Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Byington Beaver Ridge Rd, north of Byington Solway Rd

General Location

City **Commission District 6** **PR (Planned Residential) up to 4 du/ac**

Rural Residential

County District

Zoning District

Existing Land Use

Northwest County

SR (Suburban Residential)

Planned Growth Area

Planning Sector

Land Use (City)/Place Type (County)

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) Houses attached	

SUBDIVISION REQUEST

The Farm at Beaver Ridge	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number _____	21
<input checked="" type="checkbox"/> Split Parcels	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) _____	
4		
Proposed Density (units/acre) _____ Previous Rezoning Requests _____		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$2,075.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
<input type="checkbox"/> Amendment Request (Comprehensive Plan)		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> COA Checklist (Hillside Protection)		

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	BB Investment Properties LLC Please Print	5/29/2024 Date
Phone / Email		
Property Owner Signature	BB Investments Properties, LLC Please Print	5/29/2024 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

BB INVESTMENT PROPERTIES LLC

Applicant Name

Affiliation

05/28/2024

July 11, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

7-SE-24-C
7-C-24-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

Richard LeMay

LeMay & Associates

Name

Company

10816 Kingston Pike

Knoxville

TN

37934

Address

City

State

ZIP

(865) 671-0183

rlemay2@lemayassociates.com; rlemay@lemayassociates.com

Phone

Email

CURRENT PROPERTY INFO

BB INVESTMENT PROPERTIES LLC

10444 ALMANAC LN KNOXVILLE, TN 37932 (865) 405-1383

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2713 BYINGTON BEAVER RIDGE RD

090 116

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

The Farm at Beaver Ridge

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel 21 Total Number of Lots Created

Other (specify) _____

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
Fee 2	
Fee 3	

AUTHORIZATION

Richard LeMay Jr. Digitally signed by Richard LeMay Jr.
Date: 2022.05.06 10:30:04 -04'00'

BB INVESTMENT PROPERTIES LLC

5-22-2024

Applicant Signature

Please Print

Date

Richard LeMay Jr.

Phone Number

Email

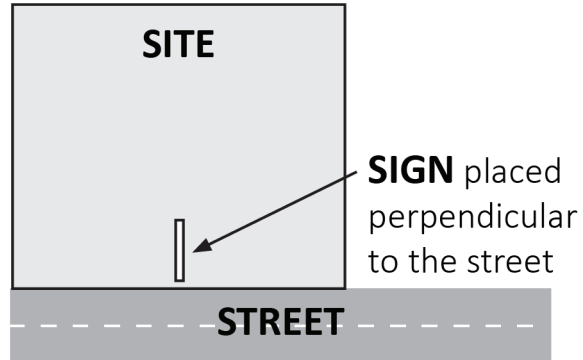
05/29/224, SG

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:

_____ 06/28/2024 _____ and _____ 07/12/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: BB Investment Properties LLC

Date: 05/29/2024

File Number: 7-SE-24-C & 7-C-24-DP

- Sign posted by Staff
- Sign posted by Applicant