

SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 8-SC-25-C

AGENDA ITEM #: 43

8-H-25-DP

AGENDA DATE: 8/14/2025

► **SUBDIVISION:** THE WILLOWS AT BEAVER CREEK (FKA WEST BEAVER CREEK)

► **APPLICANT/DEVELOPER:** ROBERT G. CAMPBELL

OWNER(S): Carolyn Kirby

TAX IDENTIFICATION: 67 055, 061, 062

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 2528 W BEAVER CREEK DR (0, 2536 W BEAVER CREEK DR)

► **LOCATION:** Southeast side of W Beaver Creek Dr, southeast of Emerald Heath Rd

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 10.43 acres

► **ZONING:** PR(k) (Planned Residential with conditions) <12 DU/AC, PR (Planned Residential) 5-12 DU/AC

► **EXISTING LAND USE:** Rural Residential, Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential - A (Agricultural), PR (Planned Residential) up to 2 du/ac, 3.5 du/ac, and 12 du/ac, and PR(k) (Planned Residential) up to 12 du/ac, subject to conditions.
South: Agriculture/forestry/vacant land, rural residential - A (Agricultural)
East: Agriculture/forestry/vacant land, public/quasi public land (KUB station) - A (Agricultural), OB (Office, Medical, and Related Services)
West: Single family residential, rural residential - A (Agricultural)

► **NUMBER OF LOTS:** 60

SURVEYOR/ENGINEER: Robert G. Campbell, PE Robert G. Campbell and Associates

ACCESSIBILITY: Access is via W. Beaver Creek Drive, a major collector with a pavement width of 19 ft within a right-of-way which varies from 40 ft to 45 ft.

► **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES**
1. Reduce intersection spacing between the centerlines of Road 'A' and Emerald Heath Road, from 300 ft to 183 ft.
2. Eliminate the requirement of a cul-de-sac at the southwest terminus of Road 'B', a street that serves two or more lots on the same side of the street.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL

1. Reduce the minimum lot frontage from 25 ft to 20 ft for lots 30-38,

and to 24 ft for all other internal lots.

**ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY
ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING
COMMISSION APPROVAL NOT REQUIRED)**

1. Increase the maximum intersection grade from 1 percent to 2 percent at the Road 'A' intersection with W. Beaver Creek Drive.
2. Increase the maximum intersection grade from 1 percent to 2 percent at the Road 'A' intersection with Road 'B'.

STAFF RECOMMENDATION:

- Approve the variance to reduce the intersection spacing between the centerlines of Road 'A' and Emerald Heath Road, from 300 ft to 183 ft.
- A. Due to the existing topography and providing adequate sight distance, the intersection of Road 'A' at W. Beaver Creek Drive needs to be located at the proposed spacing of 183 ft northeast of Emerald Heath Road.
- B. The vertical curvature of W. Beaver Creek Drive limits the location of the access, which is unique to this property and was not created by any person who has an interest in the property.
- C. The granting of the variance will not be detrimental to public safety, health, or welfare because the placement of the proposed road obtains the required sight distance and allows for safe left turn movements from both the subject site and Emerald Heath Road. Knox County Engineering and Public Works recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to eliminate the requirement of a cul-de-sac at the southwest terminus of Road 'B', a street that serves two or more lots on the same side of the street, subject to installation of a temporary turnaround per condition #7.

- A. The alternative turnaround will reduce impacts within the adjacent stream buffer.
- B. The stream and its location are unique to this property and were not created by any person who has an interest in the property.
- C. The granting of the variance will not be detrimental to public safety, health, or welfare because of the limited number of houses on this portion of Road 'B' and the temporary turnaround will be sized for typical passenger vehicles and box trucks, and this road segment is short enough that a larger turnaround for a fire truck is not required. Knox County Engineering and Public Works recommends approval of this variance based on the justifications provided by the applicant.

Approve the alternative design standard 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 13 conditions.

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
4. Meeting the zoning conditions attached to case files 9-I-24-RZ and 2-I-25-RZ, including restrictions on the number of building permits that can be issued and access restrictions before improvements to the W. Beaver Creek Drive and Clinton Highway intersection are completed, and tree plantings, as outlined in the staff comments and Exhibit B.
5. Submitting the landscape plan for Planning staff review and approval during the design plan phase, showing 5 trees per acre being retained and/or planted with at least half being shade trees, for the portions of the site required by the zoning conditions.
6. Providing a 50-ft wide right-of-way stub-out from the southwest terminus of Road 'B' to the property at the western boundary. The stub-out shall be provided on the final plat and identified for future connection, and installing notification of future street connection as required by Section 3.04.C.2.d. of the Knoxville-Knox County Subdivision Regulations. The road pavement and curbing are not required to extend beyond the temporary turnaround (see condition #7).
7. Providing a temporary turnaround at the southern terminus of Road 'B' to meet the AASHTO (American

Association of State Highway and Transportation Officials) standards for a box truck (SU-30) with review and approval by Knox County Engineering and Public Works during the design plan phase.

8. Providing public right-of-way or an easement around the temporary turnaround that extends outside of the typical 50-ft right-of-way, per the requirements of Knox County Engineering and Public Works during the design plan phase.

9. Meeting the requirements of Chapter 54, Article IV of the Knox County Code (Sidewalk Ordinance), per Knox County Engineering and Public Works during the design plan phase.

10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

11. Obtaining all necessary permits from the Tennessee Department of Environment and Conservation.

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

13. Before certification of the final plat for the subdivision, establish a property owners association responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems, as required by the PR (Planned Residential) zone when there are lots less than 3,000 sqft (Article 5.13.10.B).

► **Approve the development plan for up to 60 dwelling units on individual lots, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the zoning conditions associated with zoning attached to case files 9-I-24-RZ and 2-I-25-RZ, as outlined in the staff comments and Exhibit B.

2. The maximum height of the attached dwellings shall be 35 feet.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

COMMENTS:

NOTE: This application was originally submitted and advertised parcels 067-055, 057 (part of), 061, and 062, and their associated addresses. However, a plat recorded on July 7, 2025, combined parcels 055 and the portion of 057 associated with this development. The combined parcel is now known as 055. References in the concept plan to parcels 055 and 057 are for the their boundaries as of the date of application, not the combined total.

This proposal is for a 60-lot attached residential subdivision on 10.43 acres (5.75 du/ac). The site consists of four parcels and three different PR (Planned Residential) zone districts with the same maximum density, 12 du/ac. Two of the PR districts are subject to conditions outlined below. Access to the site is from W. Beaver Creek Lane, and a right-of-way stub out is provided at the southwest terminus of Road 'B'.

ZONING CONDITIONS

A) 9-I-24-RZ (Parcels 067-061 & 062)

1. No more than 24 residential building permits shall be issued before completion of capital improvements at the intersection of W. Beaver Creek Drive and Clinton Highway.

2. Install a temporary island restricting left turns until the intersection of W. Beaver Creek Drive and Clinton Highway is improved.

3. Preserving/planting 5 trees per acre, with half being shade trees. New trees selected shall be from the native plant list of the City of Knoxville arborist.

B) 2-I-25-RZ (Part of parcel 067-055)

1. No more than 14 building permits shall be issued before the completion of capital improvements planned at the intersection of W. Beaver Creek Drive and Clinton Highway, unless a no left turn island is installed.

2. Five trees per acre shall be planted, with at least half being shade trees.

VARIANCES

A) The location of the proposed access to the subdivision requires a reduction of the minimum intersection separation from 300 ft to 183 ft. The subject property is between the intersections of Emerald Heath Road and Autumn View Lane, which are 600 ft apart on the north side of W. Beaver Creek Drive. The proposed access can be located 300 ft from each of these intersections; however, there is a small rise in the road may inhibit sight distance. Because of the vertical curvature of the W. Beaver Creek Drive, the proposed access point provides greater visibility in both directions and provides adequate separation between Emerald Heath Road to allow for safe left turn movements into and out of the subdivisions. Knox County Engineering and Public Works recommend approval of the request.

B) There is a stream that crosses through the property from the southwest to the northeast corners of the site. The southwest portion of Road 'B' is a short segment with three houses on the south side of the road. The Subdivision Regulations require a cul-de-sac turnaround on public streets where there is more than one lot on

one side of the road. This request is to eliminate the requirement for a cul-de-sac turnaround because of the short road length and reduced disturbance into the stream buffers on the north side of the road. In addition, a right-of-way stub out is provided to the western boundary, so this road may be extended in the future. Knox County Engineering and Public Works agrees with the request to eliminate the requirement for a cul-de-sac but recommends that an AASHTO turnaround that can accommodate a typical box truck, such as a delivery truck, be provided. A larger turnaround is not necessary because Road 'B', from the centerline of Road 'A' to the western property line, is less than 150 ft long, which is the maximum the fire code allows for access roads without a turnaround that can accommodate a fire truck.

ALTERNATIVE DESIGN STANDARDS

A) The applicant is requesting that the minimum lot frontage be reduced from 25 ft to 20 ft for the lots around the outside of the cul-de-sac on Road 'B', and to 24 ft for all other lots that are internal to the groupings of attached houses. The Planning Commission has the authority to approve a lot frontage reduction to 20 ft if guest parking is provided. The Subdivision Regulations do not specify how guest parking is to be provided or how many spaces would be required. On plan sheet 5, the applicant shows that on-street parking can accommodate 15 vehicles, excluding the 3 parallel spaces dedicated to the mail kiosk. However, 2 or 3 of the on-street spaces may not be feasible once the T-turnaround at the southwest terminus of Road 'B' is included in the design. The development will have approximately 0.25 guest parking spaces per dwelling unit, which is a common standard used by other municipalities for similar developments. Staff recommend approval of this request based on the available on-street and parallel parking spaces.

B) The Subdivision Regulations require a maximum intersection grade of 1 percent and allow Knox County Engineering and Public Works to approve intersection grades up to 3 percent as an alternative design standard. An intersection with a crosswalk cannot exceed 2 percent. The applicant is proposing 2 percent grades for the intersections at both ends of Road 'A', which will accommodate sidewalks, if installed as part of the project or in the future. Knox County Engineering and Public Works support this request.

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(k) (Planned Residential) up to 12 du/ac, subject to conditions (see Exhibit B).

A. The PR zone allows attached and detached houses as permitted uses. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

B. The PR zoning allows consideration of up to 12 du/ac for each of the zoning districts that this development crosses. The proposed subdivision has a gross density of 5.75 du/ac, with no individual zoning district exceeding 6.86 du/ac.

C. The PR zone established a maximum height for detached houses, but all other uses have a maximum height established by the Planning Commission. Staff recommend a maximum height of 35 ft for the attached houses, consistent with the other residential houses in the subdivision and the general area.

D. With the recommended conditions, the proposal meets the zoning conditions listed in the staff comments of the associated concept plan and Exhibit B.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The development is in the TN (Traditional Neighborhood) place type on the Future Land Use Map.

Traditional Neighborhood areas feature a mix of housing ranging from single-family to townhomes and small multifamily buildings. They have a walkable block pattern, a mix of housing types within the neighborhood, and neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas along major thoroughfares. These areas are typically connected to a mixed-use center.

B. The development consists of attached residential, which is a primary use in the TN place type and intended to be the predominant focus, along with single family residential.

C. The proposal conforms to the form attributes of the TN place type, which recommends building heights of 1-3 stories, front setbacks of 0-20 ft, and open space that includes private neighborhood open spaces.

D. The proposed stub-out at the southwest terminus of Road 'B' is to a property within the TN place type, and towards the TCMU (Town Center Mixed Use) place type at the intersection of W. Beaver Creek Drive and Clinton Highway. This is consistent with the intent of the place type, which is to be connected to a mixed-use center.

3) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The zoning condition requiring 5 trees per acre for most of this development is consistent with Policy 2 to ensure that development is sensitive to existing community character. The property sits at the base of a

wooded ridgeline.

B. The development is located within 0.8 miles of Angora Frog Farm and Dog Park, and between 1.4 and 2 miles from the three Powell public schools. This is consistent with Policy 5 to create neighborhoods with a variety of housing types and amenities in close proximity. The proposed subdivision with attached houses increases the diversity of housing in this area.

C. A road stub-out is proposed from Road 'B' to the property to the southwest. This is consistent with Policy 11 to promote connectivity with new development, increase mobility, and encourage active transportation and recreation.

D. The zoning condition limiting the number of building permits and left turns out of the subdivision until the intersection improvements at Clinton Highway are completed is consistent with Policy 9 to coordinate infrastructure improvements with development.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services. – The proposed development is consistent with the growth plan.

ESTIMATED TRAFFIC IMPACT: 603 (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.

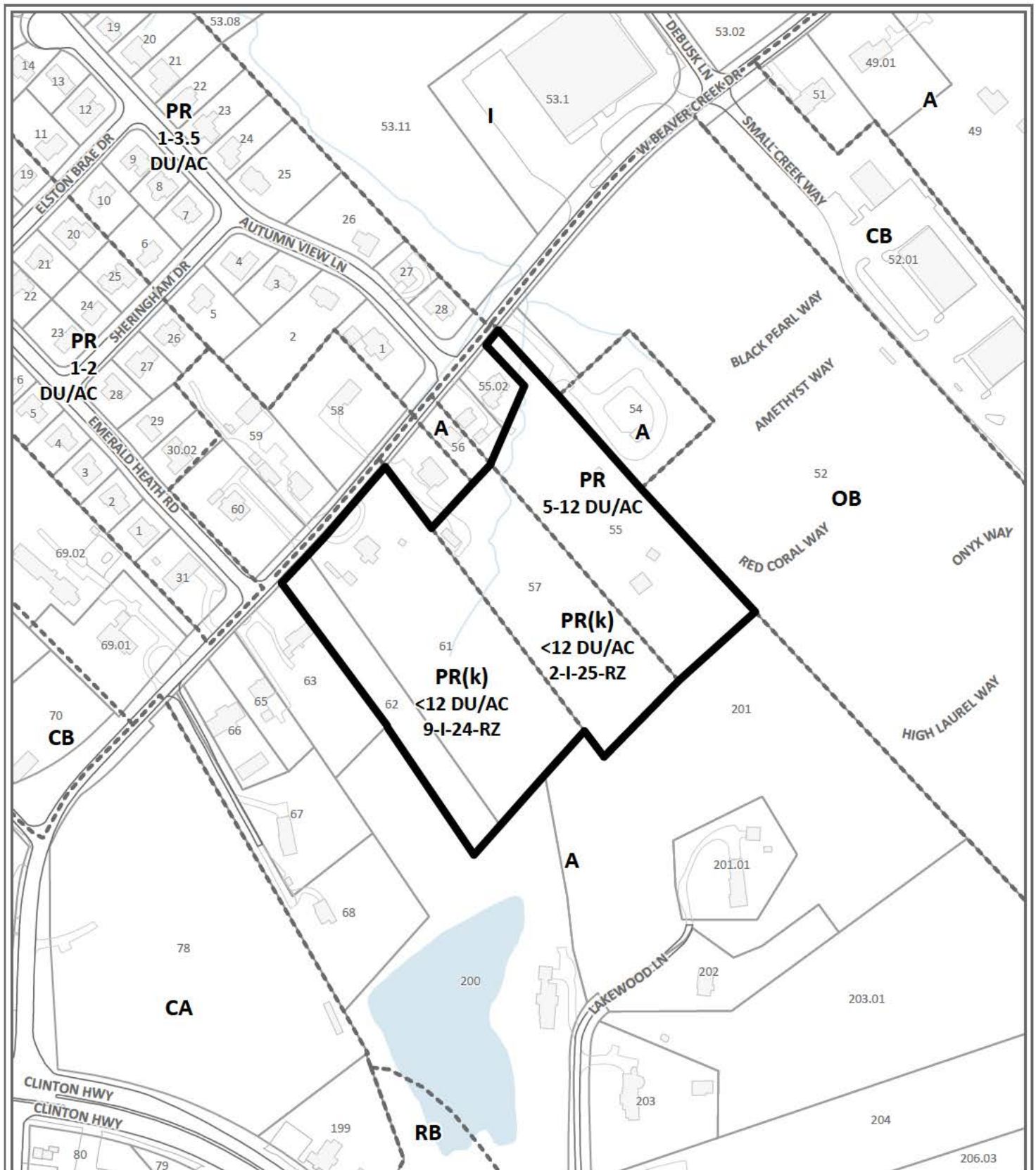
ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell 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 request is final, unless the action is appealed to a court of competent jurisdiction within thirty (30) days of Planning Commission's decision.



CONCEPT PLAN / DEVELOPMENT PLAN

8-SC-25-C / 8-H-25-DP



Attached residential subdivision in PR(k) (Planned Residential with conditions) <12 DU/AC, PR (Planned Residential) 5-12 DU/AC

Original Print Date: 7/7/2025

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

Petitioner: Robert G. Campbell

Map No: 67

Jurisdiction: County

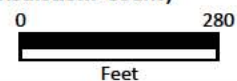
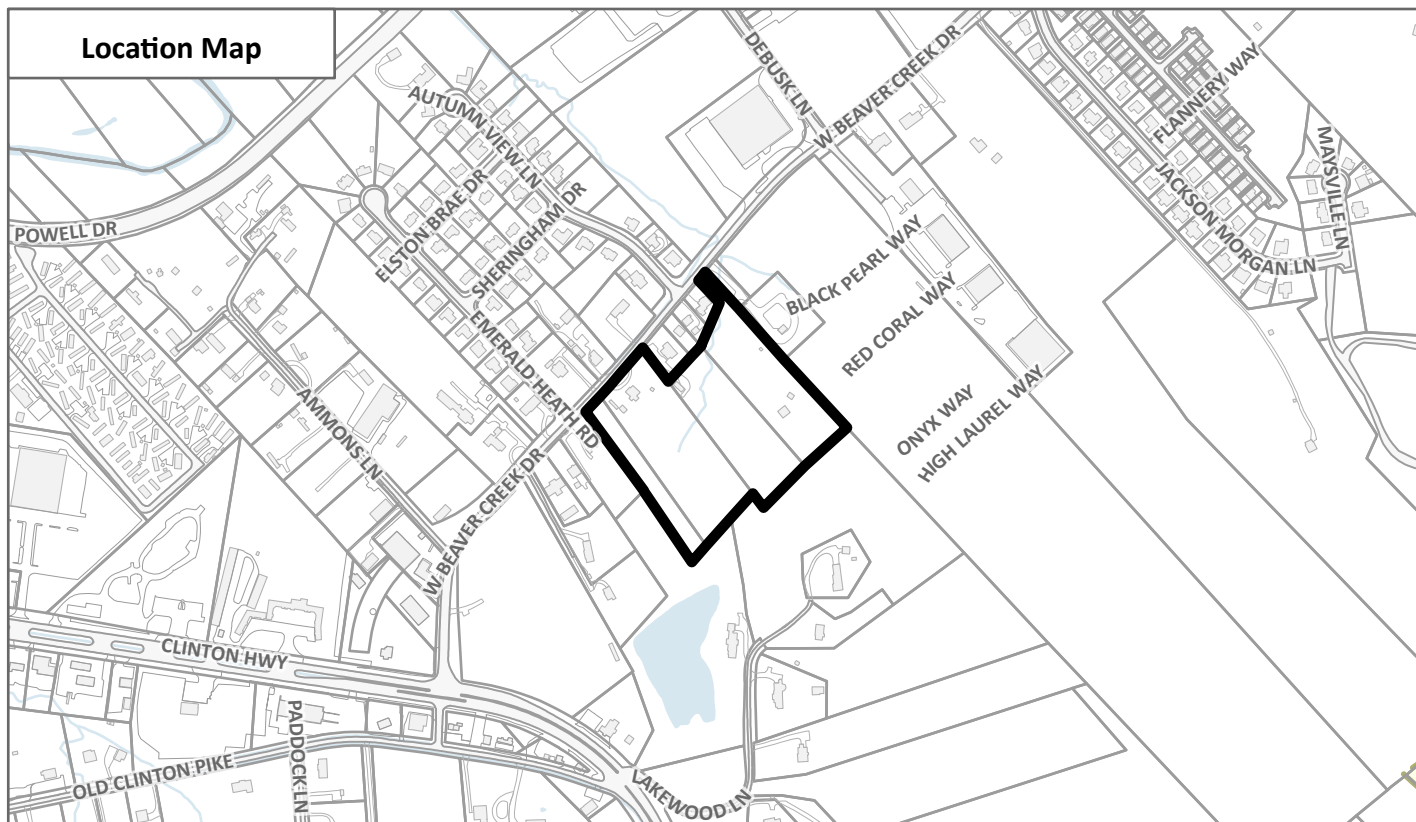
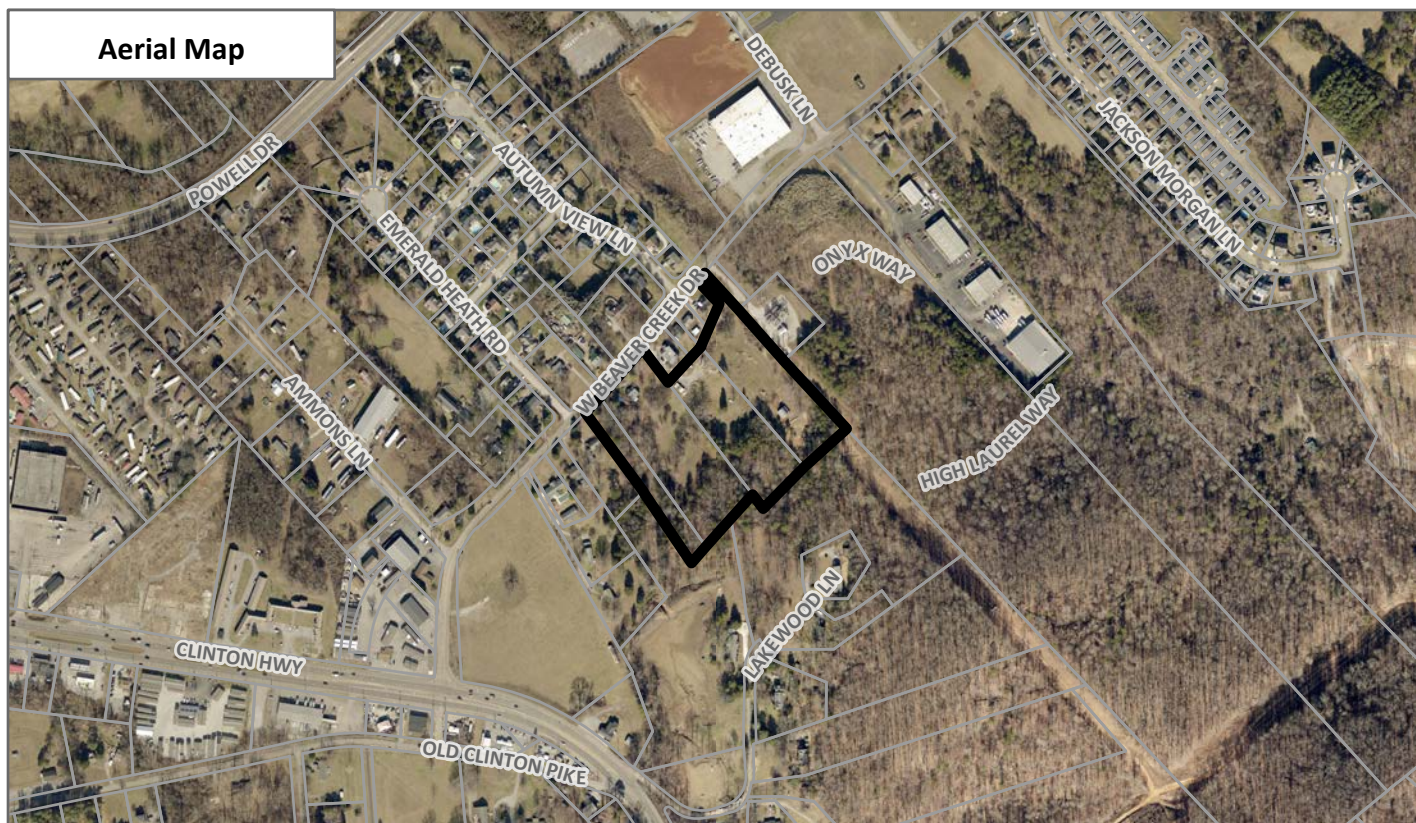


Exhibit A. Contextual Images

Location Map



Aerial Map

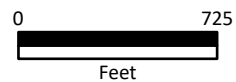


CONTEXTUAL MAPS 1

8-SC-25-C / 8-H-25-DP



Case boundary



CONCEPT PLAN FOR THE WILLOWS AT BEAVER CREEK KNOX COUNTY, TN

SHEET INDEX

- 1) COVER SHEET
- 2) EXISTING CONDITIONS
- 3) LANDSCAPE PLAN
- 4) CONCEPT PLAN
- 5) ON-STREET PARKING & TURNING EXHIBIT
- 6) PROFILES
- 7) DETAILS & NOTES 1
- 8) DETAILS & NOTES 2



LOCATION MAP
N.T.S.

DEVELOPER: GOODALL HOMES
393 MAPLE STREET SUITE 100
GALLATIN, TN 37066
(615) 645-3903

UTILITIES: HALLSDALE-POWELL UTILITY DISTRICT
3745 CUNNINGHAM ROAD
KNOXVILLE, TN 37918
(865) 922-7547

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LN.
KNOXVILLE, TN 37938
(865) 947-5996
621 WALL STREET
SEVIERVILLE, TN 37862
(865) 429-4683

ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS



KNOXVILLE · SEVIERVILLE


Certification of Concept Plan by Registered Engineer

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations as has been itemized and described in a report filed with the Planning Commission.

Registered Engineer Robert G. Campbell
Tennessee License No. 105841
Date: 7/31/2025



Revised: 8/1/2025
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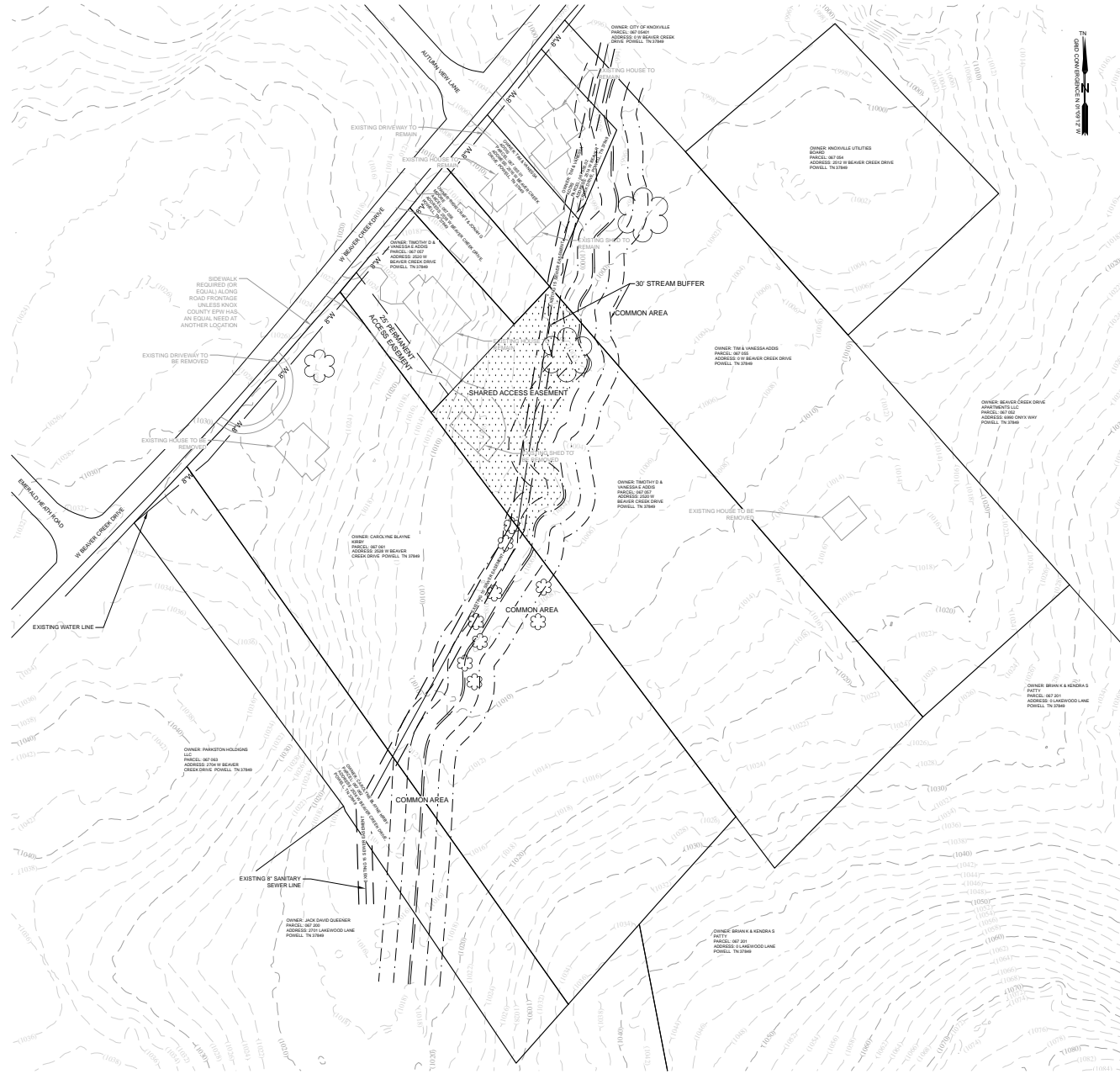
						ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE · SEVIERVILLE	THE WILLOWS AT BEAVER CREEK KNOX COUNTY, TENNESSEE	COVER SHEET	DESIGNED BY	CHECKED BY	SCALE	SHEET NO. 1
NO.	DATE	DESCRIPTION	BY	CHKD.								
REVISIONS												
OF 8 SHEETS												

NOT FOR CONSTRUCTION

ZONING CONDITIONS

9-1-24-RZ (PARCELS 067-061 & 067-062)
 1. NO MORE THAN 24 RESIDENTIAL BUILDING PERMITS SHALL BE ISSUED BEFORE COMPLETION OF CAPITAL IMPROVEMENTS AT INTERSECTION OF W BEAVER CREEK DR & CLINTON HWY.
 2. INSTALL TEMPORARY ISLAND RESTRICTING LEFT TURNS UNTIL INTERSECTION OF W BEAVER CREEK DR & CLINTON HWY IS IMPROVED.
 3. PRESERVE/PLANT 5 TREES PER ACRE WITH HALF BEING SHADE TREES, NEW TREES SELECTED FROM NATIVE PLANT LIST OF KNOXVILLE ARBORIST.

24-25-RZ (PARCELS 067-057)
 1. NO MORE THAN 14 BUILDING PERMITS SHALL BE ISSUED BEFORE THE COMPLETION OF CAPITAL IMPROVEMENTS PLANNED AT THE INTERSECTION OF W BEAVER CREEK DR AND CLINTON HWY, UNLESS A NO LEFT TURN ISLAND IS INSTALLED.
 2. FIVE TREES PER ACRE SHALL BE PLANTED WITH AT LEAST HALF BEING SHADE TREES.



PROPERTY INFO		
PARCEL	ZONING	ACREAGE
067 055	PR 5-12 DU/AC	2.76
067 057	PR(k) <12 DU/AC (2-I-25-RZ)	2.57
067 061	PR(k) <12 DU/AC (9-I-24-RZ)	3.70
067 062	PR(k) 12< DU/AC (9-I-24-RZ)	1.40
TOTAL ACREAGE:		10.43

NOTES:
 1. EXISTING STREAM IS APPROXIMATELY TWO FEET WIDE AS PER AERIAL IMAGERY, WITH THE EXCEPTION OF AN AREA ON CLT067 PARCEL 057, AS SHOWN.
 2. SHARED ACCESS EASEMENT EXTENDS TO CENTERLINE OF STREAM.

NO.	DATE	DESCRIPTION	BY	CHKD.



ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE · SEVIERVILLE

THE WILLOWS AT BEAVER CREEK
 KNOX COUNTY, TENNESSEE

EXISTING CONDITIONS

DESIGNED BY	CHECKED BY	SCALE	SHEET
RSC/A	RGC	1"=50'	NO. 2
DRAWN BY	DATE	FILE NO.	OF
CAW	07/31/2025	25105	8 SHEETS

Revised: 8/1/2025
 8-SC-25-C/8-H-25-DP



NOT FOR CONSTRUCTION



LEGEND

TREE TO BE PLANTED



EXISTING TREE TO REMAIN



TOTAL TREES REQUIRED:
PARCELS 067-061 & 067-062: 26
PARCEL 067-057: 13

- NOTE:
- EXISTING STREAM IS APPROXIMATELY TWO FEET WIDE AS PER AERIAL IMAGERY, WITH THE EXCEPTION OF AN AREA ON CLT067 PARCEL 057, AS SHOWN. FINAL CREEK LOCATION TO BE DETERMINED BY FIELD SURVEY.
 - FINAL PLAN WILL INCORPORATE EXISTING TREES WHICH REMAIN AND CAN BE A PART OF THE LANDSCAPE BUFFER. THIS WILL NOT BE KNOWN UNTIL FINAL GRADING PLAN IS COMPLETED.
 - TOTAL TREES REQUIRED:
PARCELS 067-061 & 067-062: 26
PARCEL 067-057: 13



Revised: 8/1/2025

8-SC-25-C/8-H-25-DP

NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE · SEVIERVILLE

THE WILLOWS AT BEAVER CREEK
KNOX COUNTY, TENNESSEE

LANDSCAPE PLAN

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	1"=50'	NO. 3
DRAWN BY	DATE	FILE NO.	OF
CAW	07/31/2025	25105	8 SHEETS

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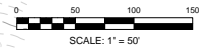
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NOTES:
 1. EXISTING CONTOURS BASED ON USGS LIDAR DATA.
 2. TYPICAL TOWNHOME DIMENSIONS:

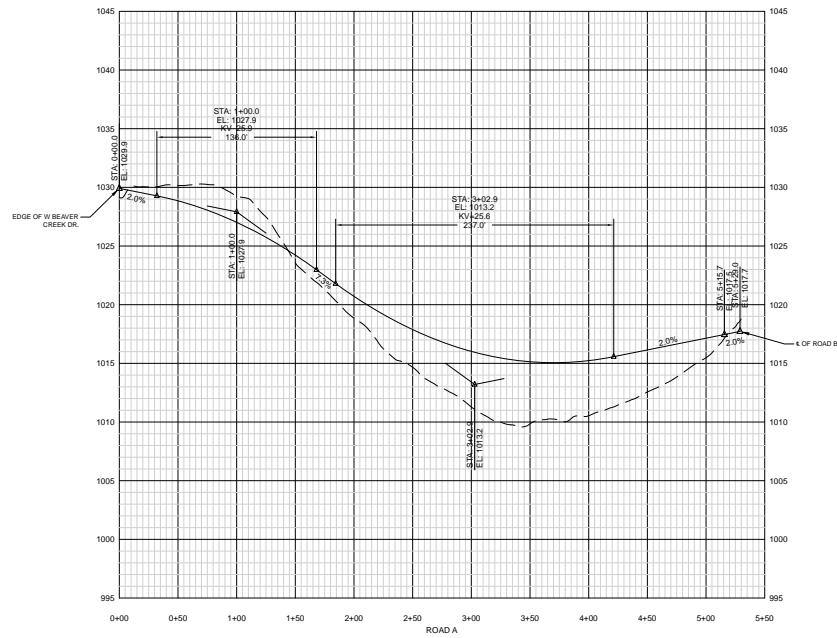


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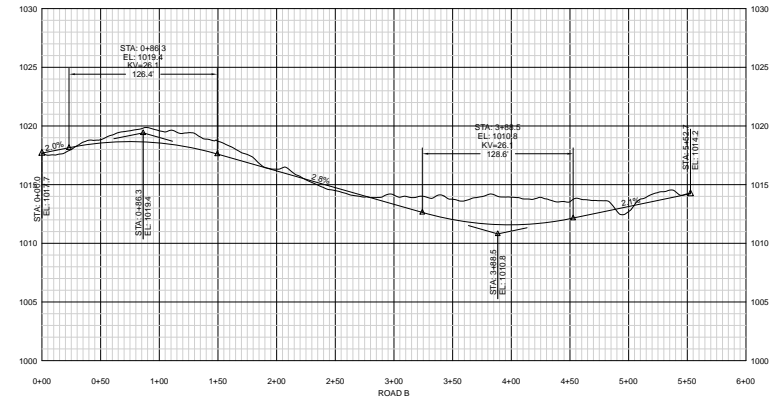


						ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE · SEVIERVILLE	THE WILLOWS AT BEAVER CREEK KNOX COUNTY, TENNESSEE	ON-STREET PARKING AND TURNING EXHIBIT	DESIGNED BY	CHECKED BY	SCALE	SHEET NO. (5) OF 8 SHEETS	
NO.		DATE	DESCRIPTION	BY					CHKD.	RGC&A	RGC		1"=50'
REVISIONS													DRAWN BY
									CAW	07/31/2025	25105		

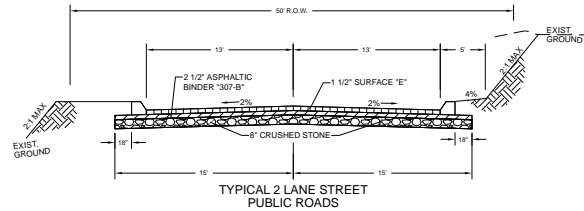
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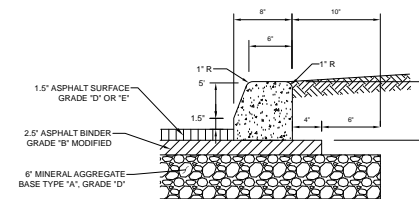
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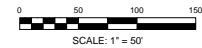
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BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D699) PRIOR TO PLACEMENT OF FILL.
FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)
** "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.



STANDARD DETAIL 8" EXTRUDED CURB
(PRIVATE DRIVEWAY)



Revised: 8/1/2025
8-SC-25-C/8-H-25-DP

NO.	DATE	DESCRIPTION	BY	CHKD.
		REVISIONS		



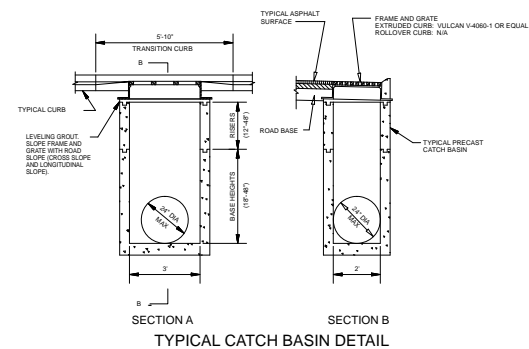
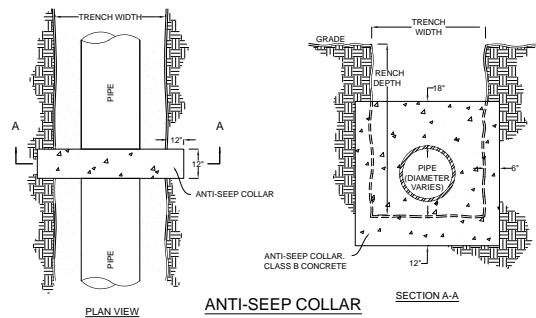
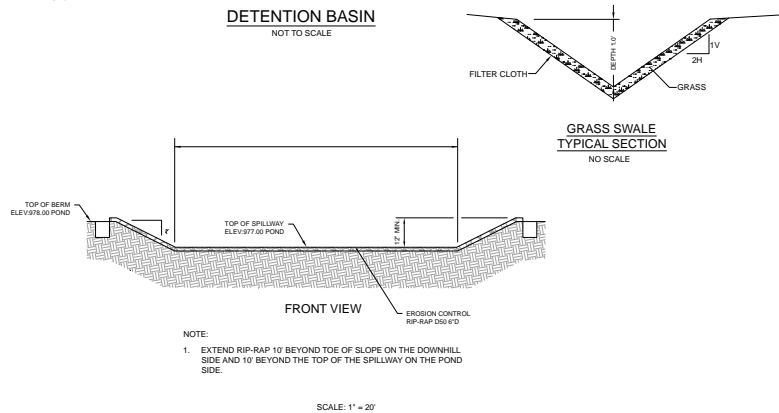
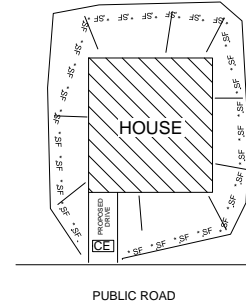
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE · SEVIERVILLE

THE WILLOWS AT BEAVER CREEK
KNOX COUNTY, TENNESSEE

ROAD PROFILES

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	1"=50'	NO. 6
DRAWN BY	DATE	FILE NO.	OF
CAW	07/31/2025	25105	8 SHEETS

NOT FOR CONSTRUCTION



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
DEMOLITION OR CONSTRUCTION, THE
CONTRACTOR MUST CONTACT TENNESSEE
ONE-CALL AT 1-800-351-1111
CONTRACTOR IS RESPONSIBLE TO RECORD
AND SAVE CONFIRMATION NUMBER.

CONSTRUCTION SHALL ADHERE TO THE MOST CURRENT TDEC APPROVED STANDARD SPECIFICATIONS FOR WATER AND SEWER SYSTEM CONSTRUCTION FOR HPUD.

NOTE:
GRAVEL CONSTRUCTION EXIT TO EACH BUILDING SITE
INSTALL SILT FENCE AND/OR HAY BALES ALONG LOWER SIDES OF LOT
EXTEND PIPES FROM GUTTER DOWNSPOUTS TO STABILIZED AREA
UNTIL YARD AREAS ARE STABILIZED.
EXCAVATE SUMPS AS NECESSARY TO COLLECT EXCESS SEDIMENT

TYPICAL BUILDING

PERMANENTLY CAST ENVIRONMENTAL MESSAGE
ON ALL CATCH BASINS AND MANHOLES

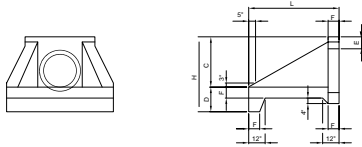
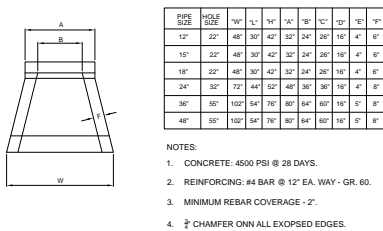
NO DUMPING DRAINS TO RIVER

TOP PLAN

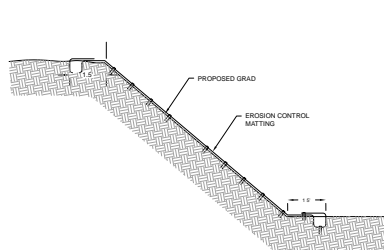
Revised: 8/1/2025
8-SC-25-C/8-H-25-DP

[illegible]

NOT FOR CONSTRUCTION

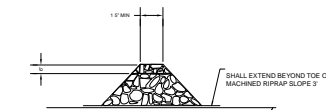


PRECAST CONCRETE HEADWALL

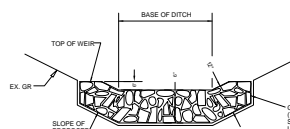


- NOTES:
1. EROSION CONTROL MATTING FOR SLOPE PROTECTION SHALL BE WESTERN EXCELSIOR, EXCEL S-2 OR EQUAL.
 2. ENSURE SUBGRADE IS READY FOR PLACEMENT AND MATTING HAS COMPLETE SOIL CONTACT. DO NOT PLACE OVER WHEEL RUTS, GULLEYS, RILLS, ETC.
 3. INSTALL MATTING PER MANUFACTURERS SPECIFICATIONS.

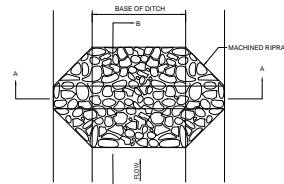
SLOPE STABILIZATION



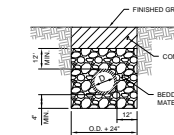
SECTION B-B



SECTION A-A

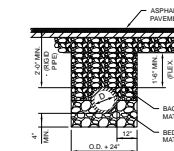


PLAN ROCK CHECK DAM

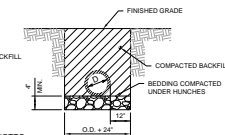


- NOTES:
1. TYPICAL BACKFILL & PIPE BEDDING FOR FLEXIBLE PIPE OUTSIDE (5' OR GREATER) OF PAVED AREAS.

TYPE 1



TYPE 3 (PAVED AREAS)

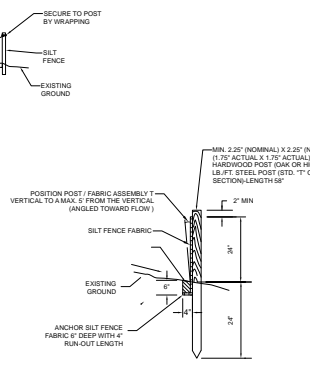
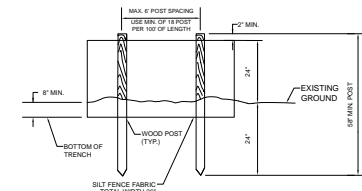
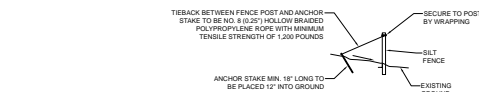


- NOTES:
1. TYPICAL BACKFILL & PIPE BEDDING FOR RIGID PIPE OUTSIDE (5' OR GREATER) OF PAVED AREAS.

TYPE 2

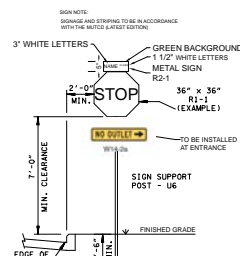
- NOTES:
1. BEDDING MATERIAL SHALL HAVE A MINIMUM THICKNESS OF 4 IN. ACTUAL THICKNESS VARIES WITH PIPE MATERIAL. INSTALLATION OF BEDDING & BACKFILL SHALL BE IN STRICT COMPLIANCE WITH THE PIPE MANUFACTURER'S SPECIFICATIONS.
 2. BEDDING MATERIAL TO BE #57 CRUSHED STONE. BACKFILL MATERIAL ABOVE THE SPRING LINE SHALL BE AGGREGATE BASE, TYPE 'A', GRADE 'D'.
 3. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
 4. COMPACT BACKFILL STONE TO 100% OF THE STANDARD PROCTOR DENSITY AT 2% LESS THAN THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY AASHTO T99 METHOD D.

PIPE BEDDING & BACKFILL

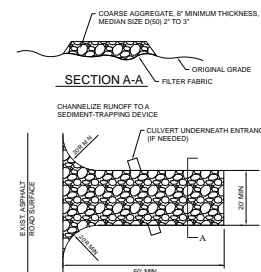


SECTIONAL VIEW

SILT FENCE



COMBINATION STOP SIGN / STREET NAME SIGN DETAIL



CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
DEMOLITION OR CONSTRUCTION, THE
CONTRACTOR MUST CONTACT TENNESSEE
ONE-CALL AT 1-800-561-1111.
CONTRACTOR IS RESPONSIBLE TO RECORD
AND SAVE CONFIRMATION NUMBER.

CONSTRUCTION SHALL ADHERE TO THE MOST CURRENT
TDEC APPROVED STANDARD SPECIFICATIONS FOR WATER
AND SEWER SYSTEM CONSTRUCTION FOR HPUD.



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE · SEVIERVILLE

THE WILLOWS AT BEAVER CREEK
KNOX COUNTY, TENNESSEE

CIVIL DETAILS (2 OF 2)

DESIGNED BY	CHECKED BY	SCALE	SHEET
RSCAA	RGC	1"=50'	NO. 8
DRAWN BY	DATE	FILE NO.	SHEETS
CAW	07/31/2025	25105	OF 8

Revised: 8/1/2025
8-SC-25-C/8-H-25-DP



NOT FOR CONSTRUCTION



CHAFIN
COMMUNITIES
More To Come Home to...

6-Unit Building

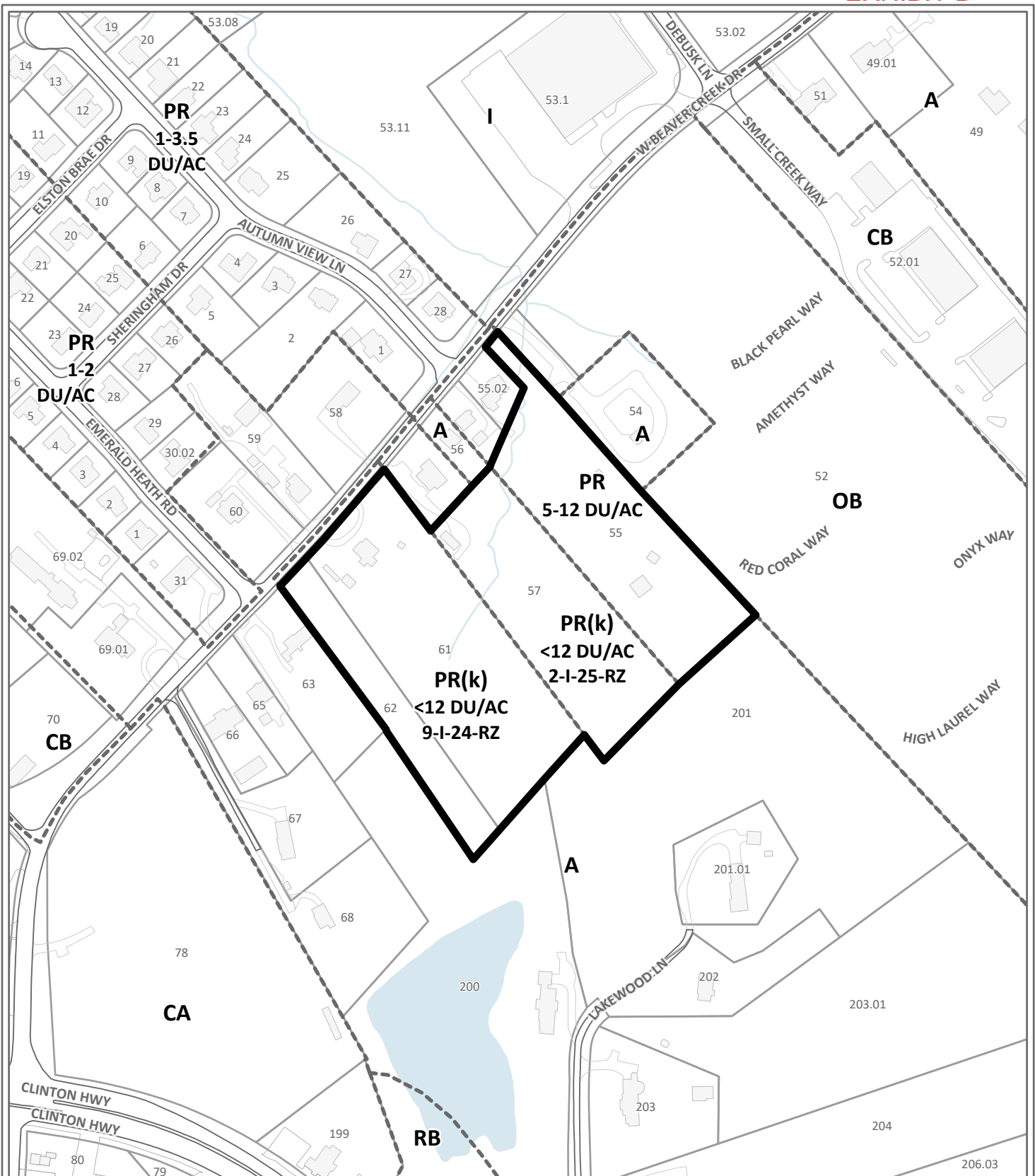
8-SC-25-C / 8-H-25-DP
Revised: 7/29/2025



Left Side Elevation



Right Side Elevation



CONCEPT PLAN / DEVELOPMENT PLAN

8-SC-25-C / 8-H-25-DP

Petitioner: Robert G. Campbell

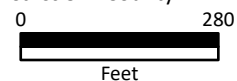
Zoning Districts and Conditions

Original Print Date: 7/7/2025

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

Map No: 67

Jurisdiction: County



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.



Robert G. Campbell

7/29/2025

Signature

Printed Name

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:

Section 3.03.B.2 - Reduction of the minimum lot frontage from 25 ft to 24 ft for internal lots. Unit width is 24', so the lot width is 24' for interior lots.

Approval required by: Planning Commission ☒ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☒ NO ☐

Engineering Comments:

Approve as no unsafe conditions are being created.

Steve Elliott

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Section 3.03.B.2 - Lots with 20-24 ft of frontage: Lot 30 - 22'; Lot 31 - 20'; Lot 32 - 23'; Lot 33 - 20'; Lot 34 - 20'; Lot 35 - 20'; Lot 36 - 20'; Lot 37 - 20'; Lot 38 - 20'. Frontage varies for units in curves so units are tangent to the FSL.

Approval required by: Planning Commission ☒ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☒ NO ☐

Engineering Comments:

Approve as no unsafe conditions are being created,

Steve Elliott

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Section 3.04.H.3 – Intersection grade, all streets. Increase of maximum intersection grade from 1% to 2% at W Beaver Creek Drive and Road A. Increase intersection grade to match proposed pavement cross slope of Road B.

Approval required by: Planning Commission ☐ Engineering ☒

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☐ NO ☐

Engineering Comments:

The Planning Commission may reduce or otherwise vary the requirements of the Subdivision Regulations when it finds the hardship criteria are met. In granting such variances, the Planning Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the varied regulations. Any variance granted by the Planning Commission shall be noted in its official minutes along with the justification for granting the variance (Subdivision Regulations, Section 1.05).

HARDSHIP CONDITIONS TO BE MET:

- 1 Conditions Required:** Where the Planning Commission finds that extraordinary hardships or particular difficulties may result from the strict compliance with these regulations, they may, after written application, grant variations to the regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variations shall not have the effect of nullifying the intent and purpose of these regulations or the comprehensive plan.
- 2 Evidence of Hardship Required:** The Planning Commission shall not grant variations to these regulations if the purpose of the variation is solely for financial gain. The Planning Commission shall not grant variations to the Subdivision Regulations unless they make findings based upon the evidence presented to them in each specific case that the following hardships are met:
 - a. Because of the particular surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were adhered to.
 - b. The conditions upon which the request for a variation is based is unique to the property for which the variation is sought and is not applicable, generally, to other property, and has not been created by any person having an interest in the property.
 - c. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

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.



Robert G. Campbell

7/31/2025

Signature

Printed Name

Date

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

1. VARIANCE REQUESTED:

3.04..J.4 Intersection Placement

Reduction of Intersection Placing from 300' to 183'

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

Location will allow adequate sight distance. Location at 300 feet would have the drive behind a small rise which can inhibit sight distance.

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

The hardship is due to the existing vertical curvature in the road which was created when W. Beaver Creek became a road - nothing to do with this property owner.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

Adequate sight distance promotes safety for the existing travelers and for the new lots.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES ☒ NO ☐

Engineering Comments:

Approve based on applicants justification.

Steve Elliott

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

2. VARIANCE REQUESTED:

3.04.K.3 Cul-De-Sacs: Eliminate the requirement of a cul-de-sac at the terminus of a street the serves two or more lots on the same side of the street

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

The property is limited in the southwest corner by stream buffers - this configuration allows the development to minimize impacts to these buffers

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

The buffers are created by the stream which are naturally occurring - not created by an individual with ownership rights to this property

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

This configuration allows protection of the buffer in the southwest corner of the property.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES ☒ NO ☐

Engineering Comments:

Approve based on applicants justification.

Steve Elliott



Development Request

Subdivision ☒ Concept Plan* ☐ Final Plat
Zoning ☐ Rezoning ☐ Plan Amendment*
Development ☐ Development Plan* ☐ Planned Development* ☒ Use on Review / Special Use* ☐ Hillside Protection COA*

*These application types require a pre-application consultation with Planning staff.

Robert G. Campbell

Applicant Name	Affiliation	File Number(s)
6/23/2025	8/14/2025	8-SC-25-C 8-H-25-DP
Date Filed	Meeting Date (if applicable)	

Correspondence

All correspondence will be directed to the approved contact listed below.

☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Robert G. Campbell	RGC&A		
Name	Company		
7523 Taggart Lane	Knoxville	TN	37938
Address	City	State	ZIP
865-947-5996			
Phone	Email		

Current Property Info

Caroline Kirby/Timothy Addis		865-964-1608
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
2536, 2528, 2520 W. Beaver Creek	067 - 57, 61 and 62	
Property Address	Parcel ID	
HPUD	HPUD	n
Sewer Provider	Water Provider	Septic (Y/N)

Development Request

<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	RELATED CITY PERMIT NUMBER
Proposed Use PUD - condo	
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No	

Subdivision Request

RELATED REZONING FILE NUMBER

West Beaver Creek Subdivision

Proposed Subdivision Name

One

60

Unit / Phase Number

☐ Combine Parcels

☐ Divide Parcel

Proposed Number of Lots (total)

☐ Other (specify) _____

Specify if requesting: ☐ Variance ☐ Alternative design standard

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

Zoning Request

PENDING PLAT FILE NUMBER

☐ Zoning Change

Proposed Zoning

Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change

Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application

Previous Rezoning Requests

☐ Other (specify) _____

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

Robert G. Campbell

6/20/2025

Print Name / Affiliation

Date

865-947-5996

Phone Number

Email

06/24/2025, SG


Property Owner Signature

Grant Denton P.O.A. (on file)

~~6-24-2025~~

Please Print

Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0102	\$1,600.00		\$1,600.00

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

Sign Posting and Removal

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.

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.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

08/01/2025

Date to be Posted

08/15/2025

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☐ No

☒ No, but I plan to prior to the Planning Commission meeting

Applicant Signature

Grant Denton
Applicant Name

Date

6-28-2025