



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 2-SE-26-C

AGENDA ITEM #: 34

AGENDA DATE: 2/12/2026

▶ **SUBDIVISION:** PUBLIC ROAD FOR A TOWNHOME DEVELOPMENT

▶ **APPLICANT/DEVELOPER:** NATHAN W SILVUS, PE

OWNER(S): The BTR Group, LLC Mark Furlow

TAX IDENTIFICATION: 57 11301, 114

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 525 E BEAVER CREEK DR (531 E BEAVER CREEK DR)

▶ **LOCATION:** Northwest side of E Beaver Creek Dr, southeast of E Emory Rd

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 41.23 acres

▶ **ZONING:** CA (General Business), F (Floodway), RA (Low Density Residential)

PLACE TYPE: SR (Suburban Residential)

▶ **EXISTING LAND USE:** Single Family Residential, Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Public road for a townhome development

SURROUNDING LAND USE AND ZONING: North: Commercial, public parks- CA (General Business), F (Floodway) in the County, C-R-2 (Regional Commercial), F (Floodplain Overlay) in the City South: Multifamily residential, single family residential - PR (Planned Residential) up to 8 du/ac, RA (Low Density Residential), PR (Planned Residential) up to 12 du/ac, RB (General Residential) in the County East: Agriculture/forestry/vacant land - PR (Planned Residential) up to 5 du/ac West: Rural residential, single family residential - PR (Planned Residential) up to 3 du/ac, A (Agricultural), F (Floodway)

▶ **NUMBER OF LOTS:** 0

SURVEYOR/ENGINEER: Nathan W. Silvus Silvus Engineering Consulting, LLC

ACCESSIBILITY: Access would be via E Beaver Creek Drive, a major collector with a pavement width of 19 ft within a 60-ft right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** Reduce the corner radius on a public road in a commercial zone from 75 ft to 25 ft.

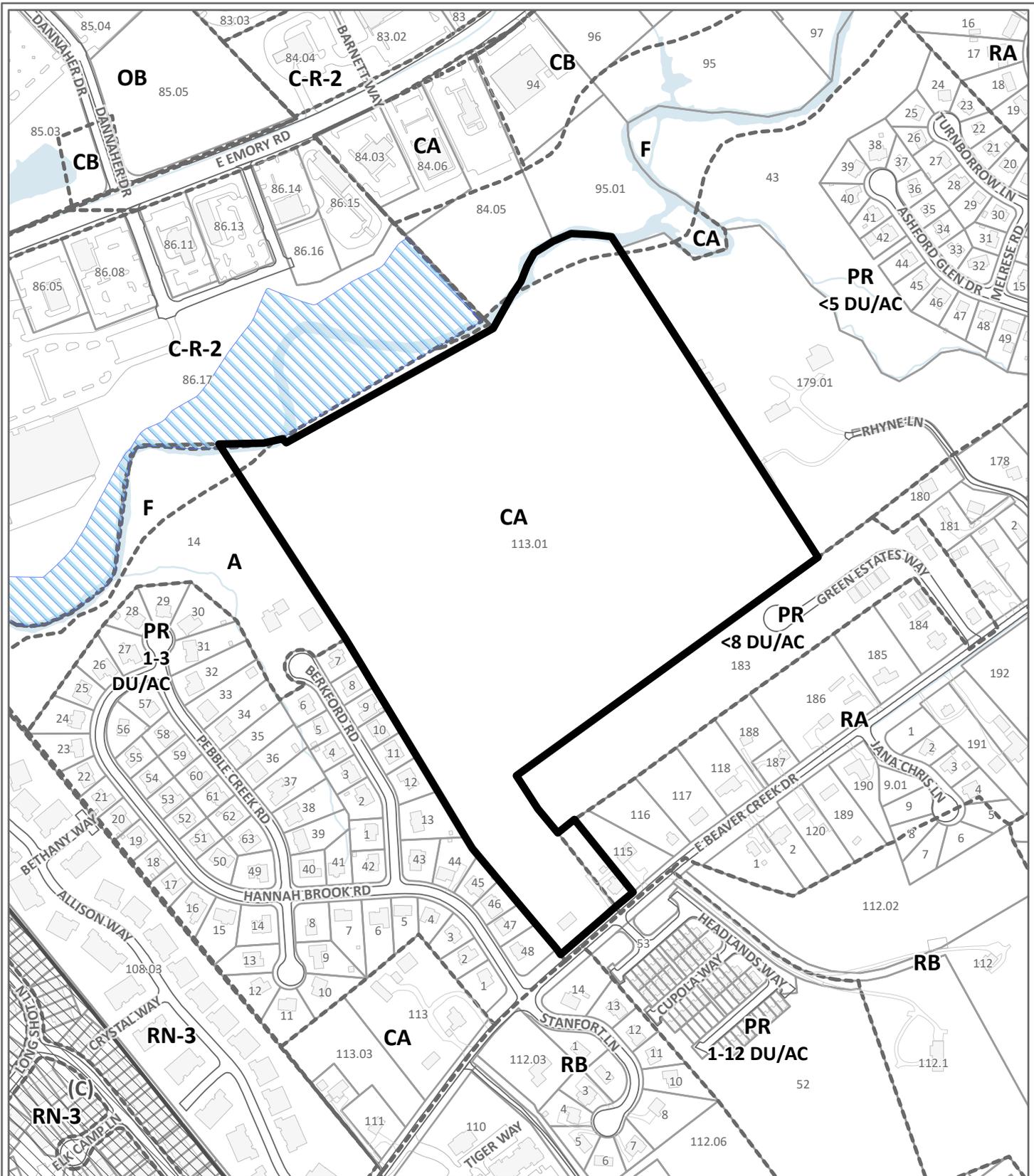
STAFF RECOMMENDATION:

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

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: Not applicable.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knoxville-Knox County Planning Commission. The date of the Knoxville-Knox County Planning Commission appeal hearing will depend on when the appeal application is filed.



CONCEPT PLAN

2-SE-26-C

Petitioner: Nathan W Silvus, PE



New Public Road in CA (General Business), F (Floodway), RA (Low Density Residential), C-R-2 (Regional Commercial)

Original Print Date: 1/6/2026

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

Map No: 57

Jurisdiction: City and County

0 430



Feet



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). The contact information you provide in your application may be used for that purpose. 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.

January 31, 2026

February 13, 2026

Date to be Posted

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

Nathan Silvus

Digitally signed by Nathan Silvus
DN: cn=Nathan Silvus, o=Silvus
Engineering Consulting, LLC, ou,
email=nathan@silvus.us, c=US
Date: 2025.12.29 15:02:57 -05'00'

Nathan W. Silvus, PE

12-29-2025

Applicant Signature

Applicant Name

Date