



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 5-A-26-DP

AGENDA ITEM #: 46

AGENDA DATE: 5/14/2026

▶ **APPLICANT:** **DARREN F. GREEN**

OWNER(S): Darren F Green

TAX ID NUMBER: 47 183 (PARTIAL)

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7335 GREEN ESTATES WAY

▶ **LOCATION:** **North of E Beaver Creek Dr, west of Rhyne Ln**

▶ **APPX. SIZE OF TRACT:** **4.82 acres**

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access within the property is via Green Estates Way, a private residential street with a 22-ft pavement width off of E Beaver Creek Dr, a major collector with a pavement width of 18 ft within a 50-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

▶ **ZONING:** **PR (Planned Residential) up to 8 du/ac**

PLACE TYPE: SR (Suburban Residential)

▶ **EXISTING LAND USE:** **Multifamily Residential**

▶ **PROPOSED USE:** **Attached residential development**

DENSITY PROPOSED: 7.91 du/ac

HISTORY OF ZONING: In 2017 the property was rezoned from RA (Low Density Residential) to PR (Planned Residential) up to 4 du/ac (5-F-17-RZ). In 2025 the property was rezoned from PR up to 4 du/ac to PR up to 8 du/ac (9-D-25-RZ).

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - CA (General Business)

South: Single family residential, multifamily residential - RA (Low Density Residential)

East: Single family residential, multifamily residential - PR (Planned Residential) up to 8 du/ac, RA (Low Density Residential)

West: Agriculture/forestry/vacant land - CA (General Business)

NEIGHBORHOOD CONTEXT: This area is comprised of residential uses consisting of single family residential dwellings on small suburban lots and multifamily dwellings as well as large tracts of cleared and forested land.

STAFF RECOMMENDATION:

▶ **Approve the Development Plan for up to 17 duplexes (34 dwelling units) and a peripheral setback**

reduction from 35 ft to 25 ft as shown on the development plan, subject to 6 conditions.

1. Establishing a property owners association that will be responsible for the maintenance of the common areas, drainage system and any recreational amenities.
2. The maximum height of the attached dwellings shall be 35 feet.
3. Providing a Type B landscape screen along the southern boundary as shown on the plan.
4. 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.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

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:

This proposal is the second phase of the Green Estates duplex development (6-D-17-UR) at E Beaver Creek and Green Estates Way. Green Estates is an existing residential development with 14 duplexes (28 dwelling units) on one lot. This proposal is to extend the 22-ft private driveway to a dead end with a cul-de-sac turnaround and create 17 additional duplexes (34 dwelling units).

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

- A. The property is zoned PR (Planned Residential) with a density of up to 8 du/ac. The applicant is proposing 62 dwelling units in total from phases 1 and 2 on this 7.84-acre property. The development will yield a density of 7.9 du/ac.
- B. The PR zone allows duplexes as a permitted use. 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).
- C. The PR zone established a maximum height for single family houses, but all other uses have a maximum height established by the Planning Commission. Staff recommends a maximum height of 35 ft for the duplexes, consistent with the other residential houses in the subdivision and the general area.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

- A. The property's place type is SR (Suburban Residential) on the Future Land Use Map. Suburban Residential areas may feature a range of lot sizes and housing sizes, and styles, including some small-scale attached dwellings. Duplexes that have the scale of a single family home are considered secondary uses in the SR place type.

3) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. The duplex development is consistent with Implementation Policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity.
- B. The 12-ft, Type B landscape buffer along the southern boundary adjacent to large lot single family homes is consistent with Implementation Policy 2, to ensure that development is sensitive to the existing community character. Because the site is forested and the plan shows grading up to the property line, a Type B buffer is provided.

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 the 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 the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 225 (average daily vehicle trips)

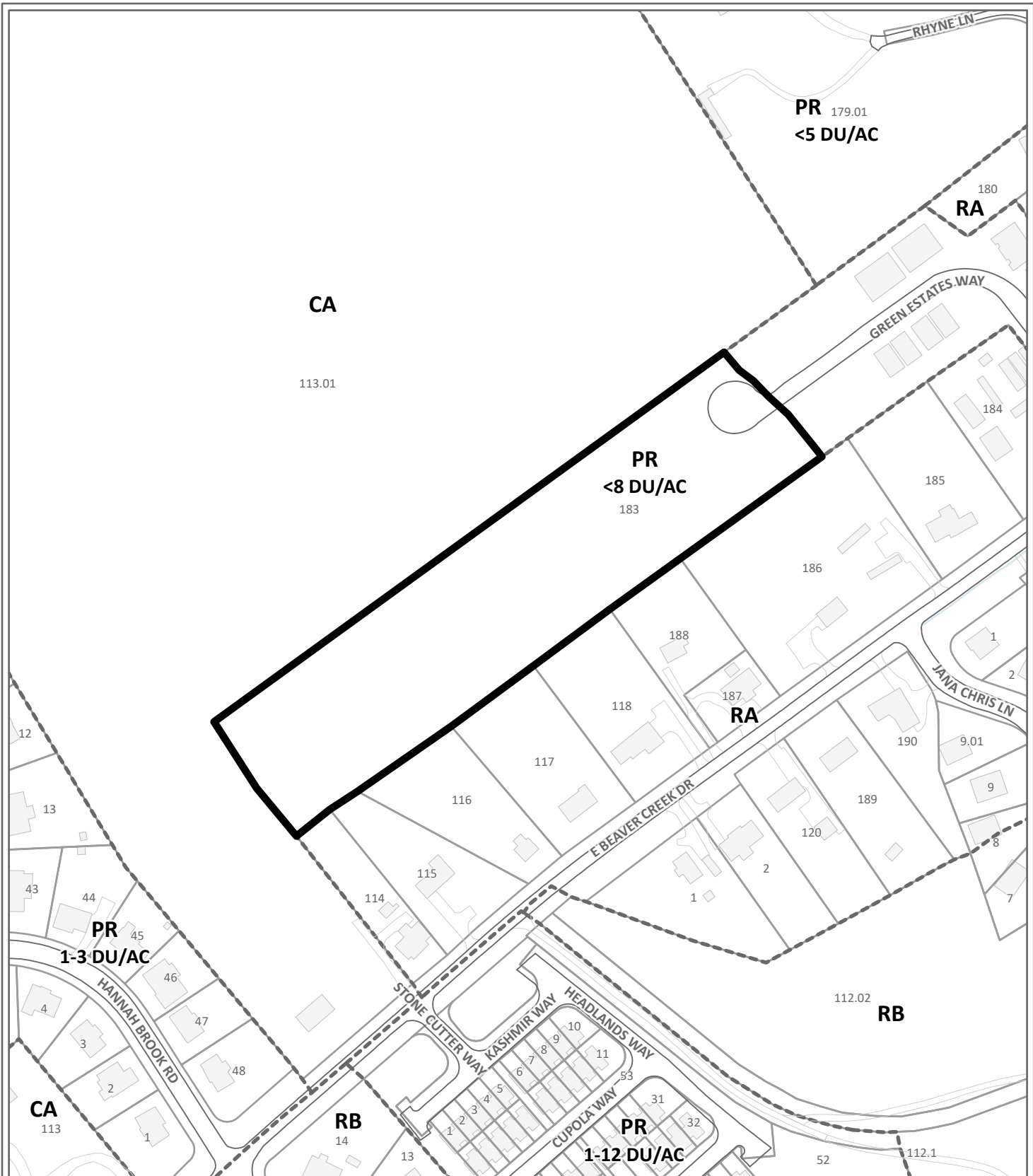
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public school children, grades K-12)

Schools affected by this proposal: Brickey-McCloud Elementary, Powell 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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



DEVELOPMENT PLAN

5-A-26-DP

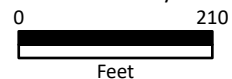
Petitioner: Darren F. Green



Attached residential development in PR (Planned Residential) up to 8 du/ac

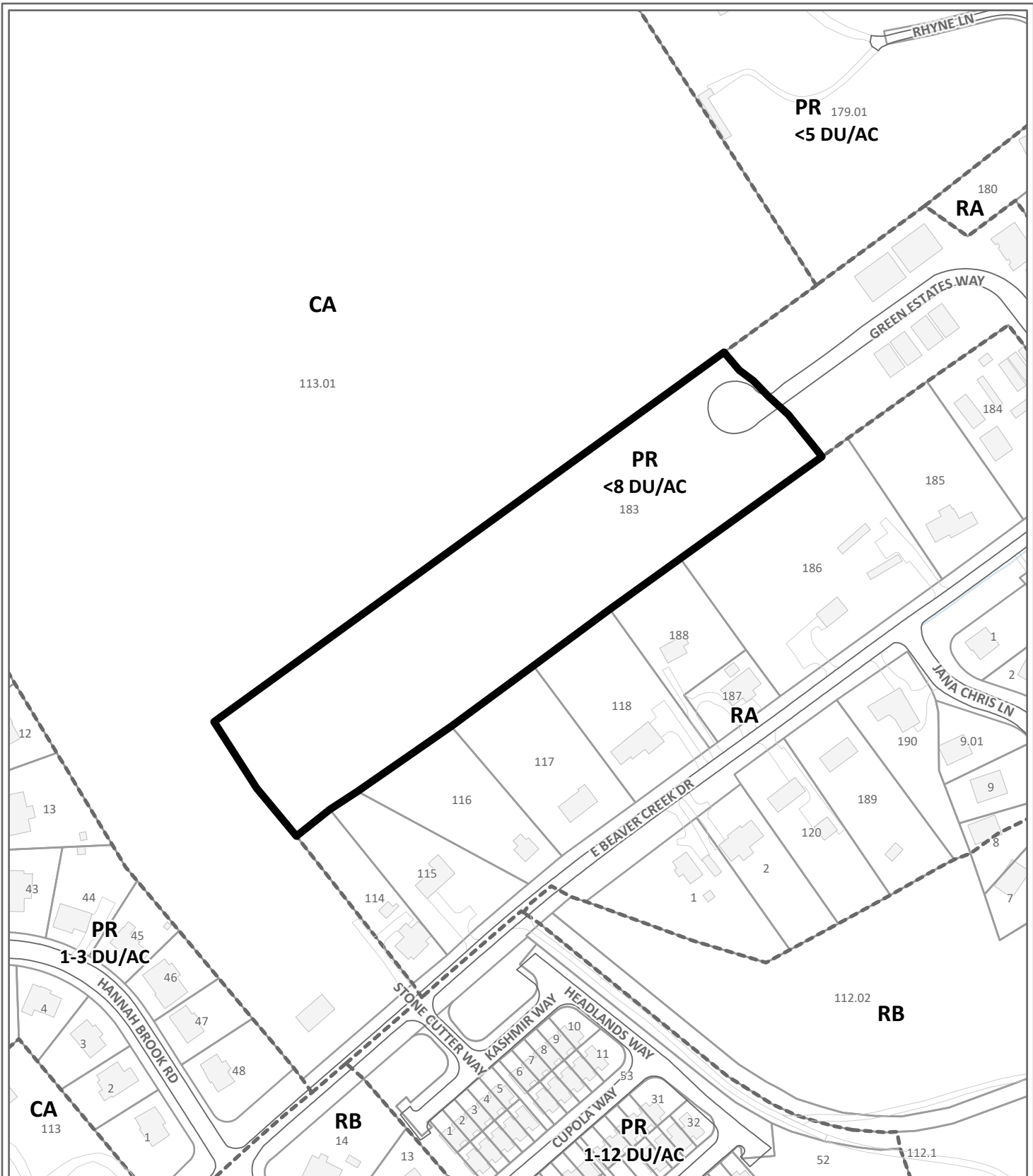
Map No: 47

Jurisdiction: County



Original Print Date: 4/8/2026

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



DEVELOPMENT PLAN

5-A-26-DP

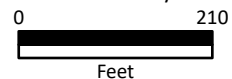
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Exhibit A. Contextual Images



AERIAL MAP



Case boundary

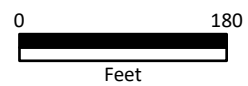
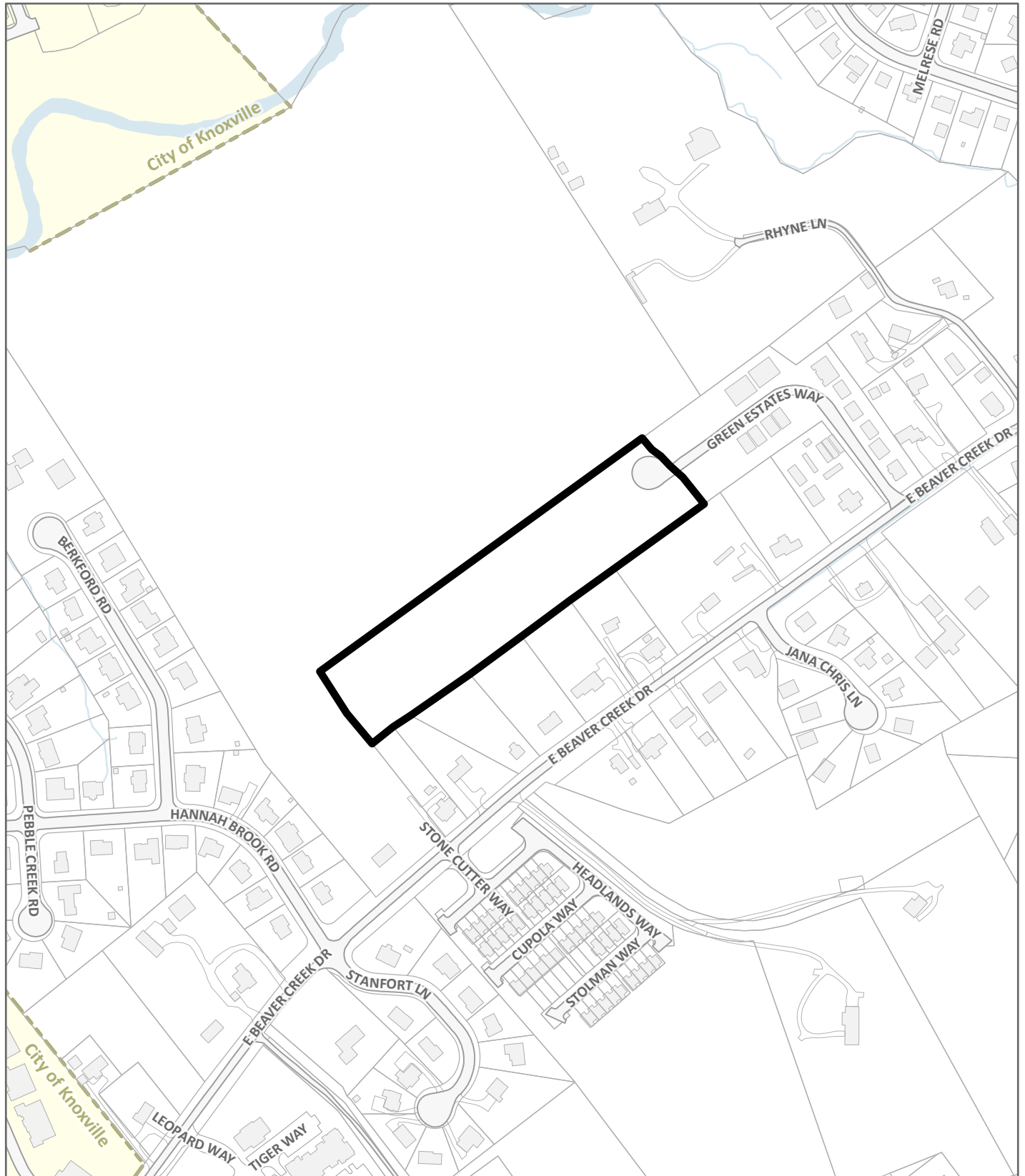


Exhibit A. Contextual Images

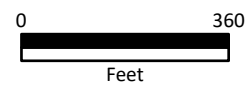


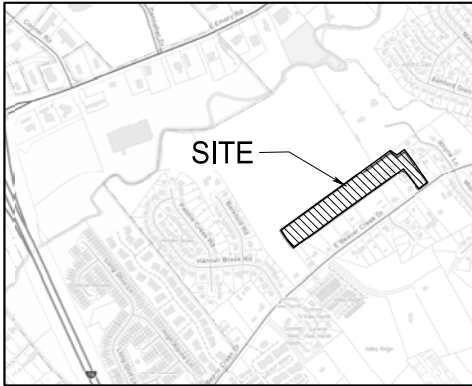
LOCATION MAP

5-A-26-DP



Case boundary





LOCATION MAP (N.T.S.)



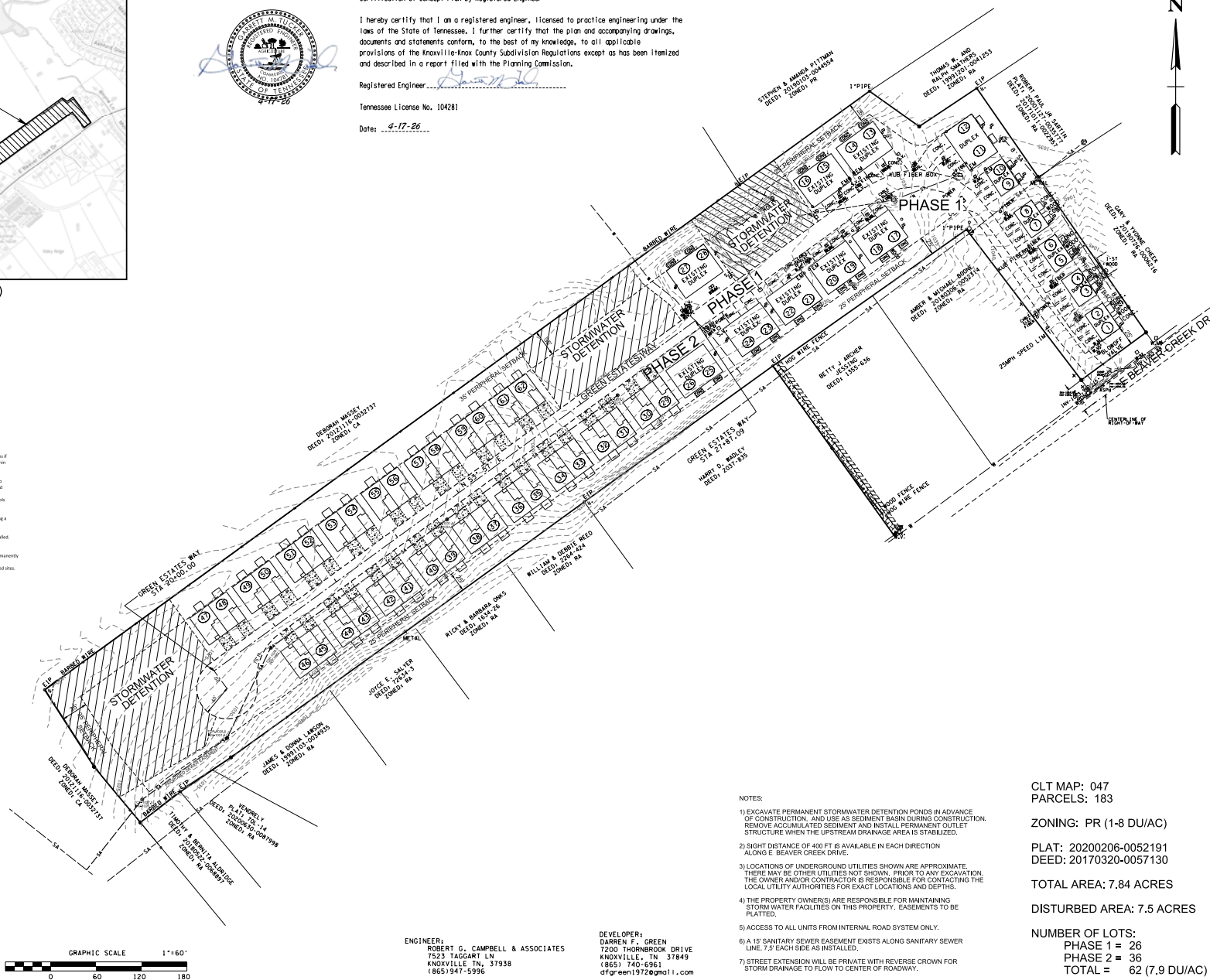
Certification of Concept Plan by Registered Engineer

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 except as has been itemized and described in a report filed with the Planning Commission.

Registered Engineer Robert G. Campbell

Tennessee License No. 104281

Date: 4-17-26

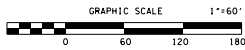


- Standard Notes:
- This is a priority construction activity.
 - Adequate drainage erosion and sediment control measures, best management practices and/or other stormwater management facilities shall be provided and maintained at all times during construction. Damages to adjacent property and/or the construction site caused by the contractor or property owner's failure to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the property owner and/or contractor.
 - Quality assurance of erosion prevention and sediment controls shall be conducted by qualified personnel performing the assessment of each outlet leading drainage during 30-day storm events, or for a more severe event of drainage to impaired or exceptional waters. This assessment will be conducted at each qualifying outlet within a month of construction commencement. (See TSP sec. 2.2 for assessment language)
 - Any sediment that has escaped the construction site must be removed so that it is not subsequently washed into storm sewers and/or streams by the next rain event so that it does not pose a health hazard to users of public streams. Arrangements concerning removal of sediment on adjoining property must be verified by the permittee with the adjoining land owner.
 - Sediment must be removed from sediment traps, silt fences, sedimentation ponds, other sediment controls when design capacity has been reduced by 50%.
 - Utility, construction debris, and construction chemicals exposed to stormwater shall be picked up prior to anticipated storm events to prevent being carried off the site by wind, or otherwise prevented from becoming a pollution source for stormwater discharges.
 - Reconstruction requires ground cover that has not been disturbed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is seeded and/or mulched or other temporary cover is installed.
 - Soil stabilization shall be provided for the maximum extent practicable.
 - Temporary or permanent soil stabilization must be completed no later than 15 days after the construction activity of that portion of the site has permanently or temporarily ceased. Slope slopes (30%) must be permanently or temporarily stabilized within 7 days.
 - Site inspections shall be performed at least twice weekly at a minimum of 72 hours apart on all undisturbed sites.

LEGEND

- ⊕ EXISTING IRON PIN
- MANHOLE
- LIGHT POLE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ POWER BOX
- ⊕ SIGN
- ⊕ SANITARY SEWER CLEANOUT
- ⊕ SEWER SERVICE

- SF * SF * SF * SF SILT FENCE
- CE CONSTRUCTION EXIT
- SD STORM DRAIN INLET PROTECTION
- SD STORM DRAIN OUTLET PROTECTION
- OVERLAND DRAINAGE PATTERN
- EM EROSION CONTROL MATTING
- RD ROCK CHECK DAM
- - - - - 1150 - - - - EXISTING GRADE
- 1100 - - - - PROPOSED GRADE



- NOTES:
- EXCAVATE PERMANENT STORMWATER DETENTION PONDS IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
 - SIGHT DISTANCE OF 400 FT IS AVAILABLE IN EACH DIRECTION ALONG E BEAVER CREEK DRIVE.
 - LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
 - THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED.
 - ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
 - A 12" SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE, 7' OF EACH SIDE AS INSTALLED.
 - STREET EXTENSION WILL BE PRIVATE WITH REVERSE CROWN FOR STORM DRAINAGE TO FLOW TO CENTER OF ROADWAY.
- CLT MAP: 047
PARCELS: 183
ZONING: PR (1-8 DU/AC)
PLAT: 20200206-0052191
DEED: 20170320-0057130
TOTAL AREA: 7.84 ACRES
DISTURBED AREA: 7.5 ACRES
NUMBER OF LOTS:
PHASE 1 = 26
PHASE 2 = 36
TOTAL = 62 (7.9 DU/AC)

ENGINEER:
ROBERT G. CAMPBELL & ASSOCIATES
7523 TAGGART LN
KNOXVILLE, TN 37938
(865)947-5996

DEVELOPER:
DARREN F. GREEN
7200 THORNBROOK DRIVE
KNOXVILLE, TN 37849
(865) 740-6961
dfgreen1972@gmail.com

NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

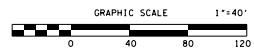
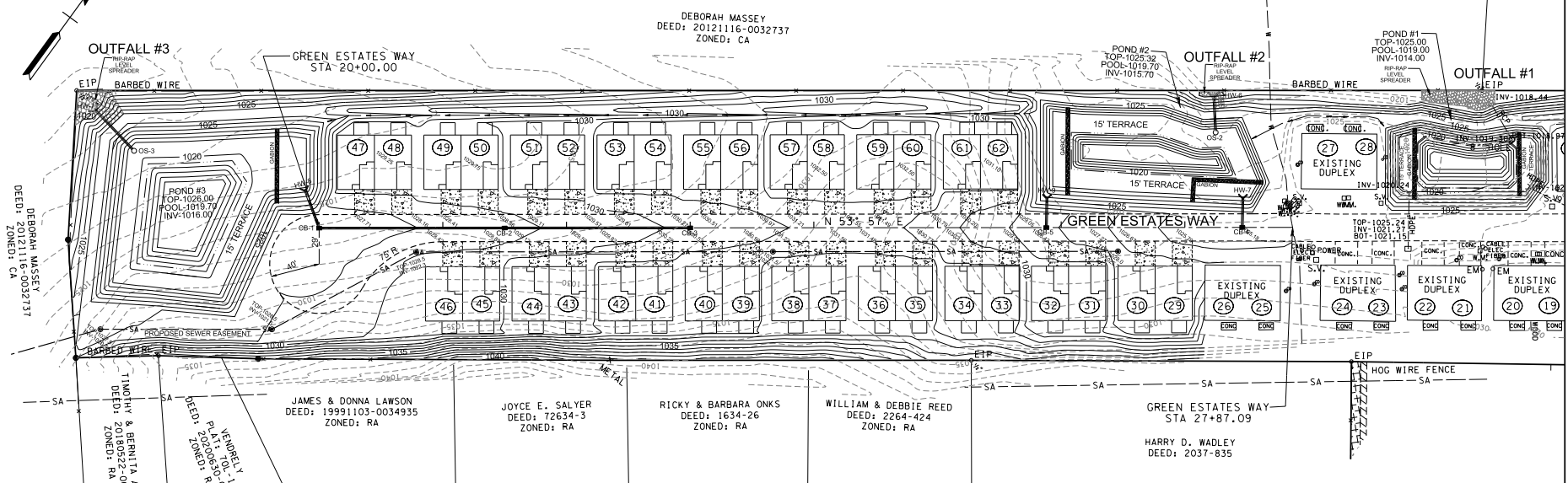
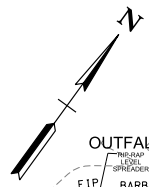


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

GREEN ESTATES - PHASE 2
SITE DEVELOPMENT PLAN

GENERAL LAYOUT
PLANNING SERVICES FILE NO: 5-A-26-DP

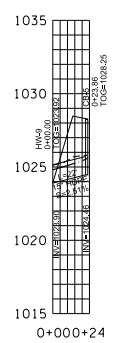
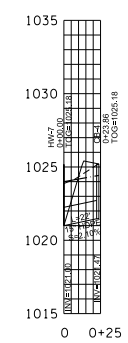
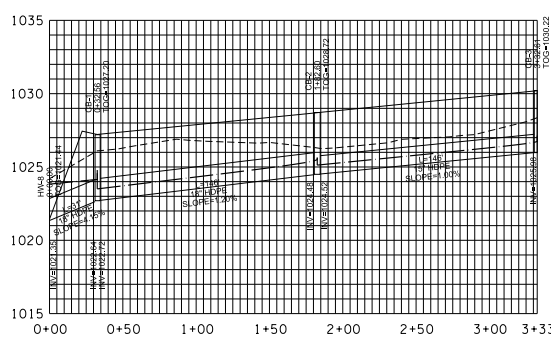
DESIGNED BY	CHECKED BY	SCALE	SHEET
CMT	RGC	1" = 60'	
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CMT	4-17-26	17038	(C1)



PLAN VIEW

LEGEND

- EXISTING IRON PIN
- IRON PIN SET W/ ROD W/CAP
- MANHOLE
- LIGHT POLE
- SIGN
- WATER VALVE
- P.V.C POWER/TELEPHONE
- GUY WIRE
- WATER METER
- SURVEY CONTROL POINT/BENCHMARK
- 5' x 5' x 5' SILT FENCE
- CONSTRUCTION EXIT
- STORM DRAIN INLET PROTECTION
- STORM DRAIN OUTLET PROTECTION
- OVERLAND DRAINAGE PATTERN
- EROSION CONTROL MATTING
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- 1150 --- EXISTING GRADE
- 1100 --- PROPOSED GRADE



STORM DRAINAGE PROFILES

HYDRAULIC GRADE (25-YEAR STORM)



- NOTES:
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NO.		DATE	DESCRIPTION	BY	CKD.	ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	GREEN ESTATES - PHASE 2 SITE DEVELOPMENT PLAN	PHASE 2 GRADING & DRAINAGE PLAN	DESIGNED BY	CHECKED BY	SCALE	SHEET
			REVISIONS						AS SHOWN	NO. (C3)		
									DRAWN BY	DATE	FILE NO.	
										4-17-26	17038	



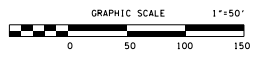
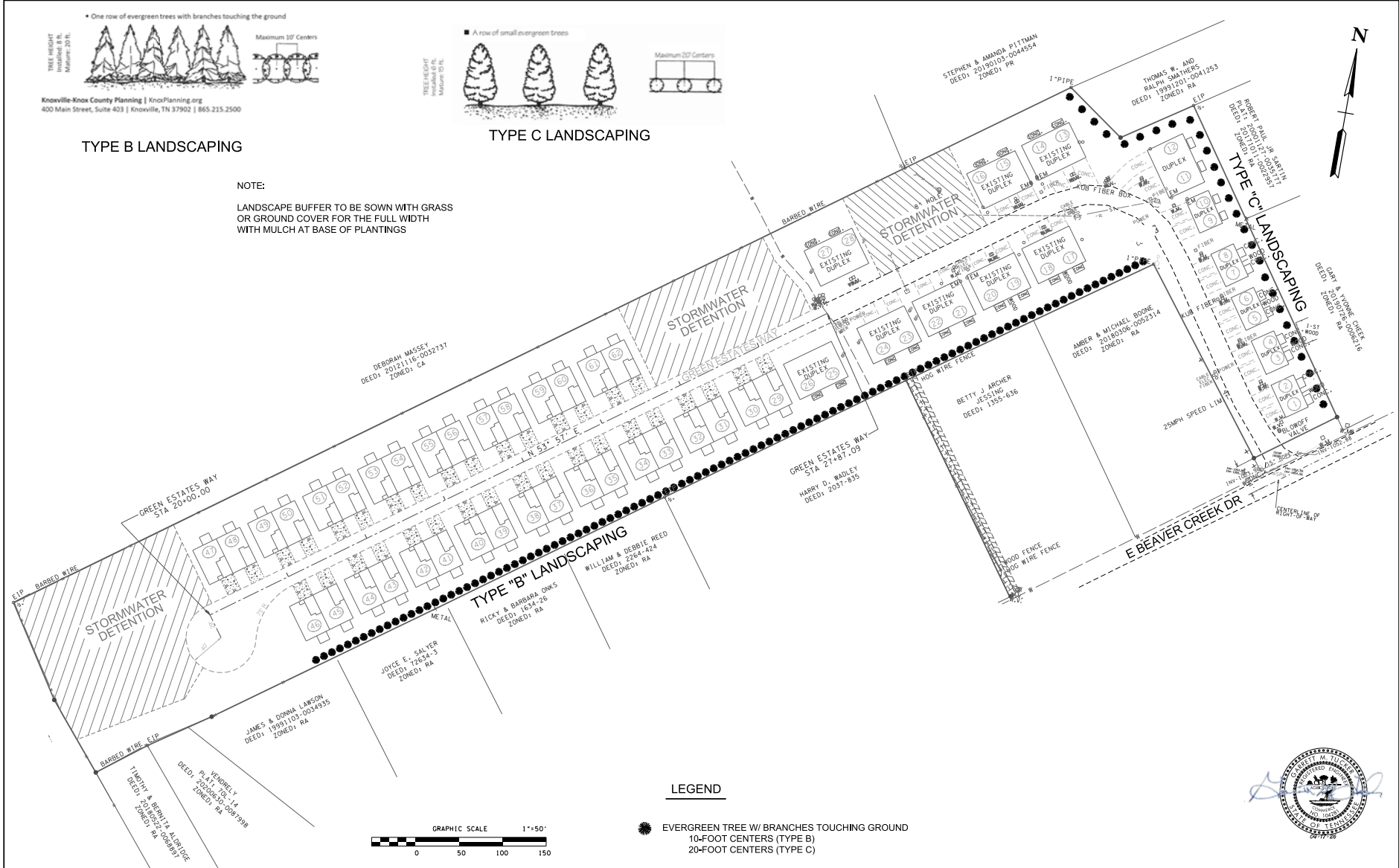
TYPE B LANDSCAPING



TYPE C LANDSCAPING

NOTE:

LANDSCAPE BUFFER TO BE SOWN WITH GRASS OR GROUND COVER FOR THE FULL WIDTH WITH MULCH AT BASE OF PLANTINGS



LEGEND

- EVERGREEN TREE W/ BRANCHES TOUCHING GROUND
- 10-FOOT CENTERS (TYPE B)
- 20-FOOT CENTERS (TYPE C)



NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				

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

GREEN ESTATES
USE ON REVIEW

LANDSCAPING PLAN

DESIGNED BY	CHECKED BY	SCALE	SHEET NO.
GMT	RGC	AS SHOWN	L1
DRAWN BY	DATE	FILE NO.	
GMT	04-17-26	17038	

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

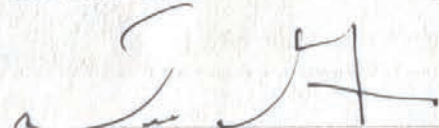
By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

May ²~~1~~, 2026

May 15, 2026

Date to be Posted

Date to be Removed



Darren F. Green

Applicant Signature

Applicant Name

Date

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

Yes No

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