



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► FILE #:	9-SC-26-C	AGENDA ITEM #:	16
	9-B-26-DP	AGENDA DATE:	10/1/2026
POSTPONEMENT(S):	9/10/2026		
► SUBDIVISION:	THE FIELDS		
► APPLICANT/DEVELOPER:	LANDMARK ENGINEERS & SURVEYORS, LLC		
OWNER(S):	Keith Powell Properties, LLC		
TAX IDENTIFICATION:	67 131	View map on KGIS	
JURISDICTION:	County Commission District 6		
STREET ADDRESS:	4114 W BEAVER CREEK DR		
► LOCATION:	Southeast side of W Beaver Creek Dr, west of Old Clinton Pike, northeast of Evanel Way		
GROWTH POLICY PLAN:	Planned Growth Area		
FIRE DISTRICT:	Rural Metro Fire		
WATERSHED:	Beaver Creek		
► APPROXIMATE ACREAGE:	7.86 acres		
► ZONING:	PR (Planned Residential) up to 3.5 du/ac		
PLACE TYPE:	SR (Suburban Residential), SP (Stream Protection)		
► EXISTING LAND USE:	Rural Residential		
► PROPOSED USE:	Detached residential subdivision		
SURROUNDING LAND USE AND ZONING:	North: Single family residential, rural residential - A (Agricultural), RA (Low Density Residential) South: Rural residential - A (Agricultural) East: Public parks, public/quasi public land (park), rural residential, single family residential - A (Agricultural) West: Single family residential, agriculture/forestry/vacant land - RA (Low Density Residential)		
► NUMBER OF LOTS:	27		
SURVEYOR/ENGINEER:	Mark Driver Landmark Engineers & Surveyors, LLC		
ACCESSIBILITY:	Access is via W Beaver Creek Drive, a major collector with 19-20 ft of pavement width within a 50-ft right-of-way.		
► SUBDIVISION VARIANCES REQUIRED:	VARIANCES None.		
	ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL 1) Reduce the minimum pavement width of a private right-of-way from 26 ft to 20 ft on Road A.		

ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY

**ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING
COMMISSION APPROVAL NOT REQUIRED)**

1) Reduce the minimum right-of-way width of a private right-of-way from 50 ft to 40 ft on Road A.

STAFF RECOMMENDATION:

- **Approve the alternative design standard based on the narrowness of the site and recommendations of the Knox County Department of Engineering and Public Works.**

Approve the Concept Plan subject to 8 conditions.

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Providing 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. Certifying that the required sight distance is available within the W. Beaver Creek Drive right-of-way or recorded sight distance easements, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase. The sight distance shall be certified using design grades at the entrance before grading permits are issued for the site.
5. The intersection of Road A and W. Beaver Creek Drive shall be designed per the requirements of Knox County Engineering and Public Works during the design plan phase, including but not limited to limiting exiting vehicles to right turns only. The applicant is responsible for installing any advanced warning signage Knox County Engineering and Public Works deems necessary.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

- **Approve the development plan for up to 27 detached residential lots and the reduction of the peripheral setback from 35 ft to 15 ft along the east and west boundary lines, subject to 4 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Providing a Type B landscape screen and/or privacy fence with a minimum height of 6 ft along the rear lot line of the house lots, except Lot #16, and extending south along the east and west boundary lines to the southern lot line of Lot 6 in the Lazy Acres Subdivision and Lot 10 in the Meadowlark Estates Subdivision.
- 3) Providing the common area lot extending from the cul-de-sac along the southeast lot line, adjacent to Powell Levi Park, as shown on the development plan.
4. Before final plat approval, verifying that the property's current acreage, before dedication of public right-of-way (if required), has adequate acreage for 27 dwelling units (approximately 7.715 acres). The development's density shall not exceed 3.5 du/ac.

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

COMMENTS:

This proposal is for a 27-lot, detached residential subdivision in the PR (Planned Residential) up to 3.5 du/ac zoning district. Because of the site's narrowness, the applicant requests reducing the private right-of-way width from 40 ft, the pavement width from 20 ft, and the peripheral setback to 15 ft along the development's external boundary, excluding the W. Beaver Creek Drive frontage.

The Lazy Acres subdivision to the west was developed in the late 1960s and lacks stormwater infrastructure or stormwater drainage easements along property lines, and has experienced flooding issues. The subject property is split into two drainage basins. The northern half, where the lots are located, drains back to the W. Beaver Creek Drive frontage, where the stormwater enters the public drainage system to Beaver Creek. The southern half drains west through the Lazy Acres subdivision, which would require obtaining easements from some property owners and potentially installing stormwater infrastructure to prevent the flooding issues from worsening. Because of these constraints, the development is concentrated in the northern portion of the site, where stormwater can be directed away from the Lazy Acres subdivision. The southern portion of the site has

one large house lot and a common area that abuts Powell Levi Park to the east.

Access to the site will be restricted because of inadequate sight distance to the east and a narrow window of visibility to the west. Vehicles entering the site will have unrestricted access, allowing both right and left turns in; however, vehicles exiting the site will be required to turn right only. If future improvements to W. Beaver Creek Drive provide adequate sight distance in each direction, the entrance could be modified to allow full access for entering and exiting vehicles. Staff recommends certifying sight distance during the design plan phase using the final grading plan and entrance design to ensure adequate sight distance can be achieved within the W. Beaver Creek Drive right-of-way. This must be confirmed before issuing grading permits.

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 (Planned Residential) up to 3.5 du/ac.

A. The PR zone allows attached houses 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).

B. The PR zone allows consideration of up to 3.5 du/ac. The subdivision's density is 3.46 du/ac.

C. Due to the proposed density of 3.46 du/ac being so close to the maximum allowed of 3.5 du/ac, the maximum number of lots will be based on the site's surveyed acreage before the final plat is approved. However, the development cannot exceed the proposed 27 lots without a new approval from the Planning Commission.

2) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is within the SR (Suburban Residential) place type on the Future Land Use Map.

B. The SR place type is primarily made up of single family residential development with lot sizes generally less than one acre. These areas may feature a range of lot sizes and housing sizes and styles, including some small-scale attached dwellings. This development has smaller lot sizes than adjacent properties, but is consistent with the SR place type.

3) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Providing landscape screening or privacy fencing between the house lots and adjacent properties, and maintaining the southern portion of the property as one large house lot and a common area lot adjacent to Powell Levy Park is consistent with Policy 2, to ensure that development is sensitive to existing community character.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is located within the Planned Growth Area on the Growth Plan Map. 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 the provision of adequate roads, utilities, schools, drainage, and other public facilities and services. – The proposed development is consistent with the growth policy plan.

ESTIMATED TRAFFIC IMPACT: 303 (average daily vehicle trips)

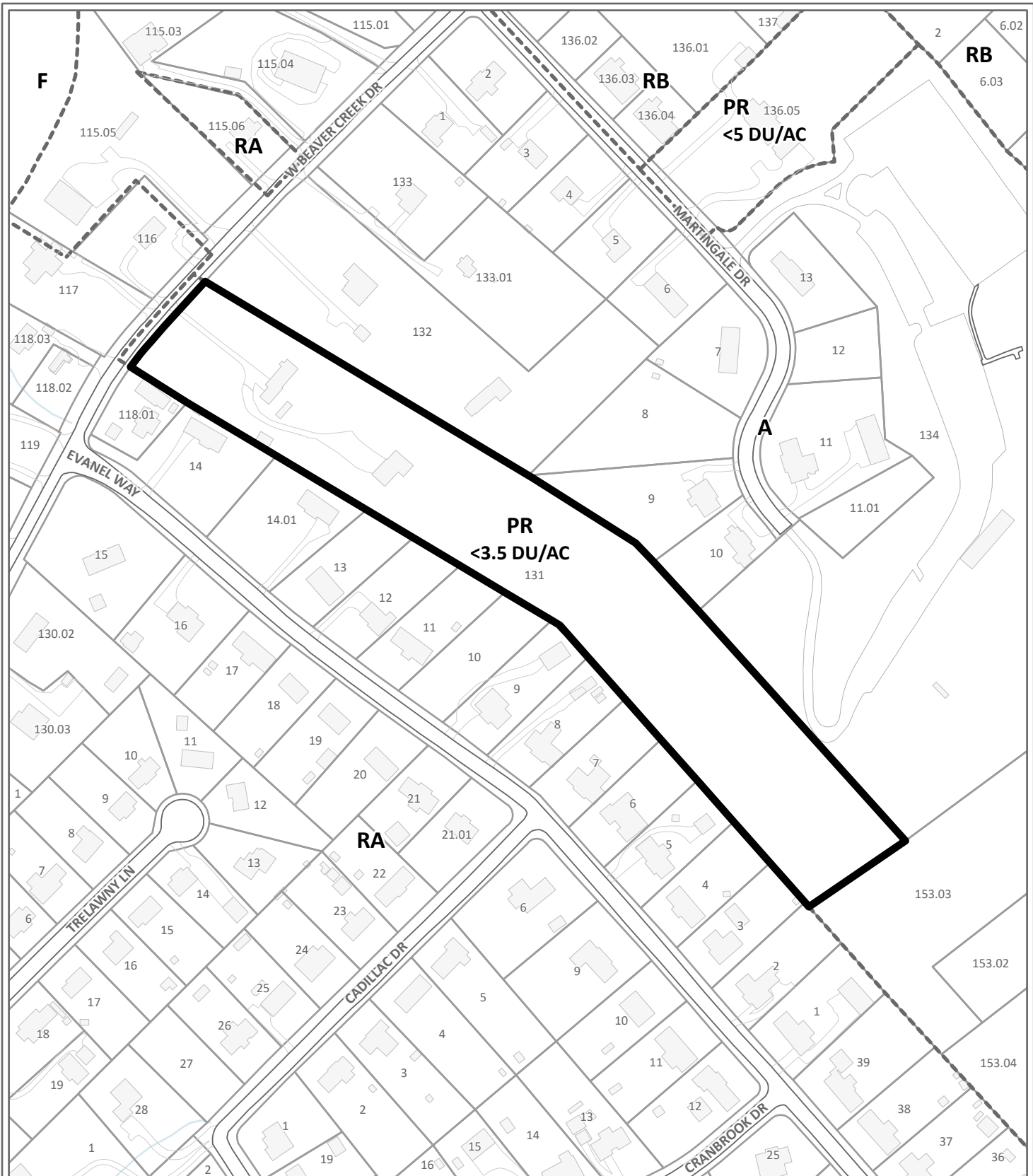
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 10 (public school children, grades K-12)

Schools affected by this proposal: Powell Elementary, Powell 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.

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.



CONCEPT PLAN / DEVELOPMENT PLAN

9-SC-26-C / 9-B-26-DP

Petitioner: Landmark Engineers & Surveyors, LLC



Detached residential subdivision in PR (Planned Residential) up to 3.5 du/ac

Original Print Date: 7/29/2026
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 67
Jurisdiction: County
0 260
Feet



Exhibit A. Contextual Images



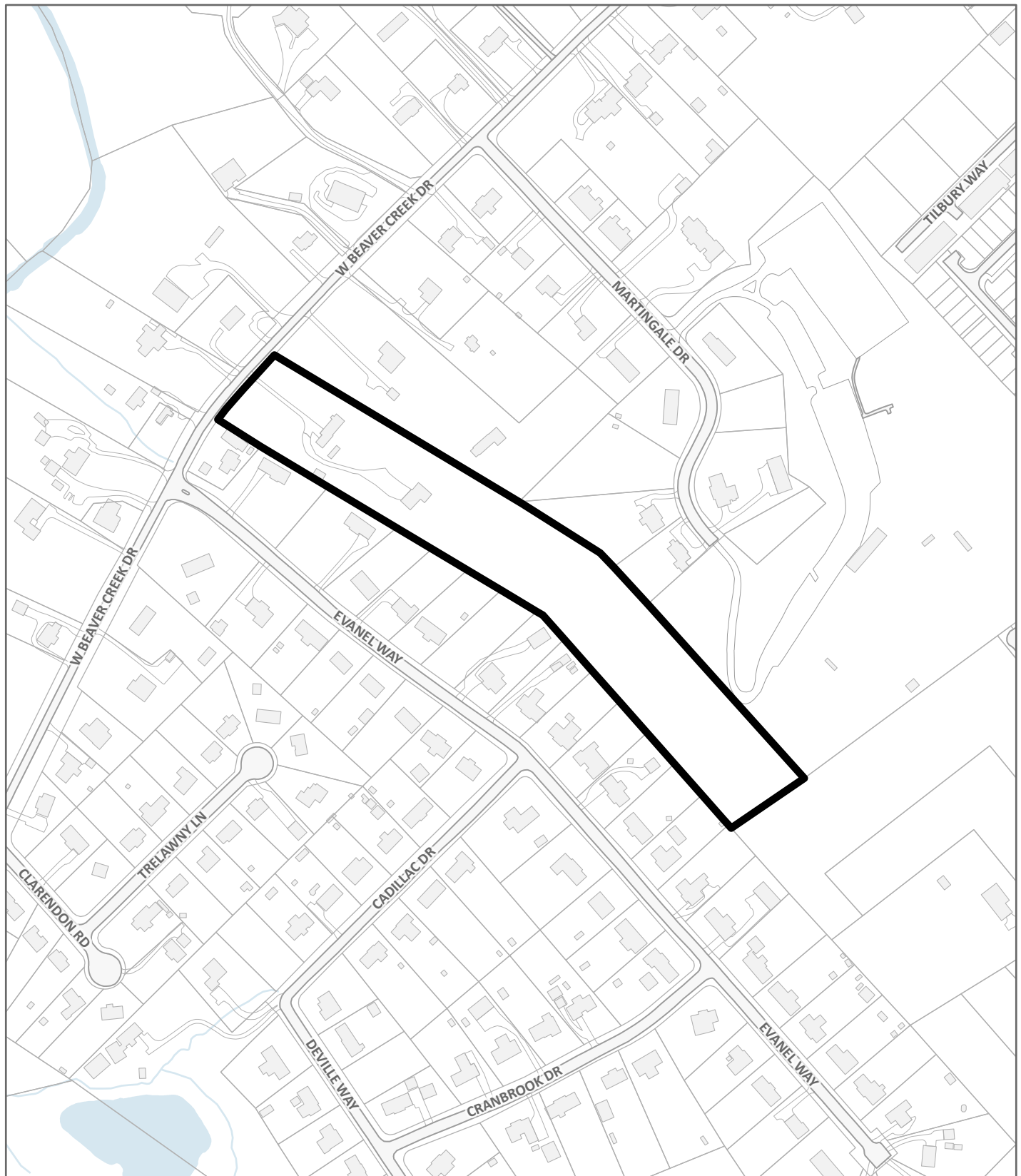
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

9-B-26-DP / 9-SC-26-C



Case boundary



CONCEPT PLANS FOR: THE FIELDS

W. BEAVER CREEK DRIVE POWELL, TENNESSEE

UTILITY COMPANIES	
WATER	
NAME	HALLSDALE-POWELL UTILITY DISTRICT
ADDRESS	3745 CUNNINGHAM ROAD KNOXVILLE, TN 379182
CONTACT	
PHONE	(865) 922-7547
SANITARY SEWER	
NAME	HALLSDALE-POWELL UTILITY DISTRICT
ADDRESS	3745 CUNNINGHAM ROAD KNOXVILLE, TN 379182
CONTACT	
PHONE	(865) 922-7547
ELECTRICITY	
NAME	KNOXVILLE UTILITIES BOARD
ADDRESS	4555 MIDDLEBROOK PKW KNOXVILLE, TN 37921
CONTACT	
PHONE	(865) 558-2625
TELEPHONE	
NAME	FRONTIER
ADDRESS	2104 W EMORY ROAD POWELL, TN 37849
CONTACT	
PHONE	(844) 223-0798
NATURAL GAS	
NAME	KNOXVILLE UTILITIES BOARD
ADDRESS	4555 MIDDLEBROOK PKW KNOXVILLE, TN 37921
CONTACT	
PHONE	(865) 558-2625



VICINITY MAP
N.T.S.

SHEET INDEX:

- C2.0 PROPOSED SITE PLAN
- C2.1 PROPOSED ROAD PROFILE
- C2.2 PROPOSED SIGHT DISTANCE PLAN & PROFILE

SEPTEMBER 18, 2026

PROJECT OWNER/DEVELOPER:

KEITH POWELL PROPERTIES, LLC
119 WILLBROOK LANE
CLINTON, TN 37716
PHONE: (865) 740-1902

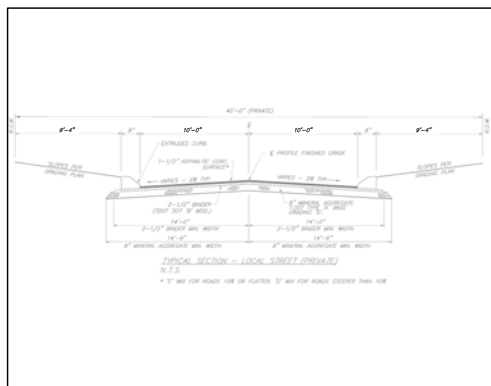
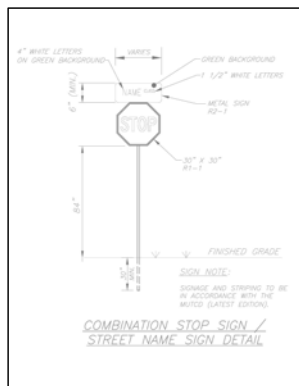
ENGINEERING SERVICES:

LANDMARK ENGINEERS & SURVEYORS, LLC
12400 CYPRESS GROVE LANE
KNOXVILLE, TN 37922
PHONE: (865) 776-9074
E-MAIL: mdriver@landmarkesllc.com
WEB: www.landmarkesllc.com
CONTACT: MARK H. DRIVER, PE, PLS

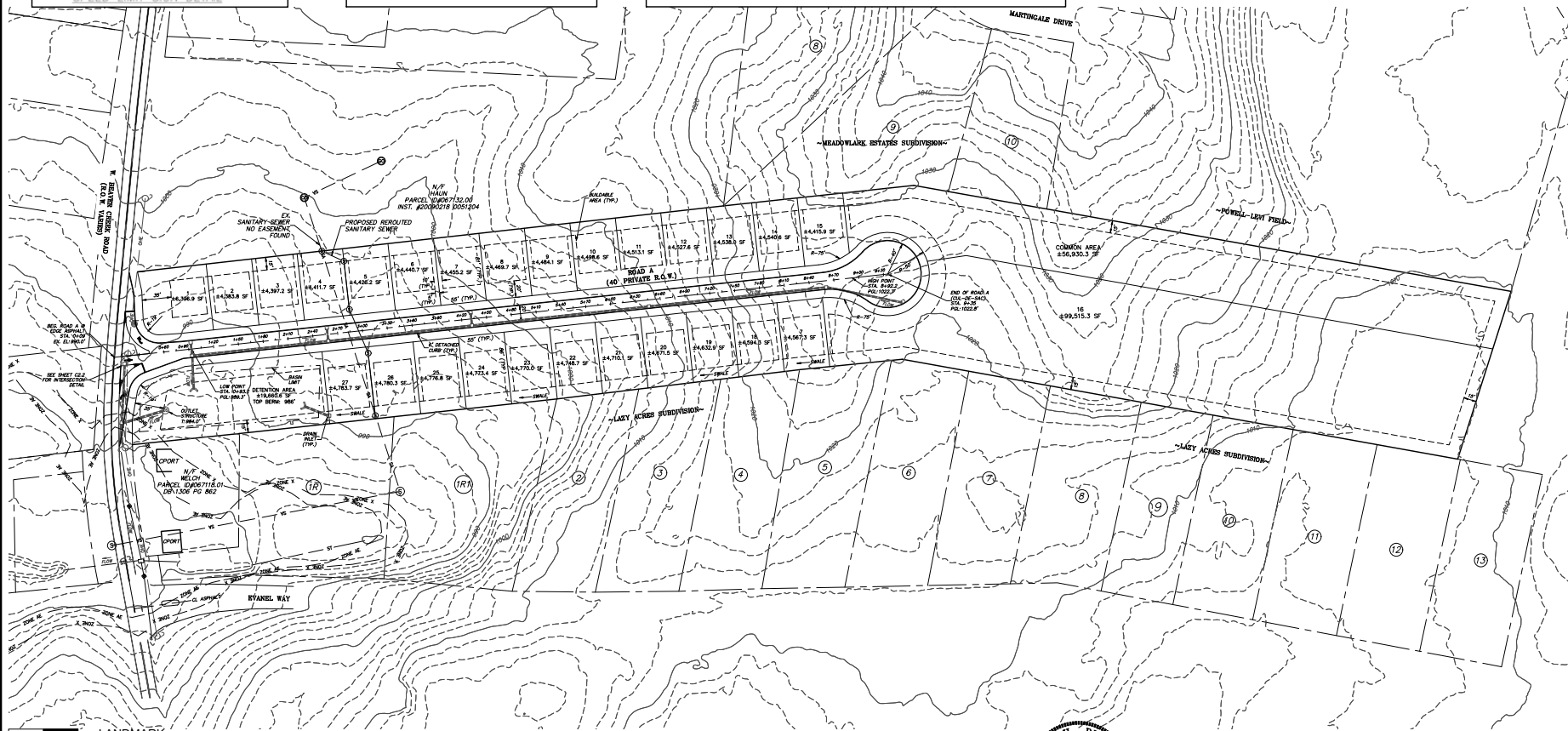
SURVEYING SERVICES:

LANDMARK ENGINEERS & SURVEYORS, LLC
12400 CYPRESS GROVE LANE
KNOXVILLE, TN 37922
PHONE: (865) 776-9074
E-MAIL: mdriver@landmarkesllc.com
WEB: www.landmarkesllc.com
CONTACT: MARK H. DRIVER, PE, PLS

9-SC-26-C / 9-B-26-DP
Revised: 9/18/2026



- NOTES:
1. PARCEL ID# 007 131 CONTAINS 8.78 ACRES.
 2. PARCEL ID# 007 131 IS ZONED RP C-5.5 DU/AC. MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT: 25 FEET
SIDE: 5 FEET
REAR: 10 FEET
PERIPHERAL: 15 FEET. PARCEL ID# 007 131 ADJUTS AN ALLEY TO THE SOUTHWESTERN POSITION, AN A ZONE ON THE NORTHEASTLY AND SOUTHEASTLY PORTIONS.
 3. PERIPHERAL SETBACK LINE SHALL BE 35 FEET ADJACENT TO THE OPEN DRAIN.
 4. NORTH IS BASED ON THE TN STATE PLANE COORDINATE SYSTEM AND THE CONTIGUOUS SHOWN BE BASED ON NAVD 83. THE 2012 2 FOUR CORNER POINTS SHALL BE A HOME OWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE TO THE COMMON AREA. THE HOA SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE TO THE COMMON AREA.
 5. ALL LOTS WITHIN THIS DEVELOPMENT SHALL HAVE ACCESS TO THE INTERNAL ROADWAY ONLY.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY DEVELOPMENT REGULATIONS.
 7. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE INDICATED.
 8. ALL EXISTING ENCUMBRANCES OR PRIVACY FENCING TO BE INSTALLED ALONG THE REAR LOT LINE OF THE PARCELS TO BE REMOVED PRIOR TO THE BEGINNING OF THE EXTENT OF THE CUL-DE-SAC. REFER TO KNOX PLANNING LANDSCAPE SCREENING ORDINANCE FOR MORE INFORMATION.
 9. ACTUAL LOT DIMENSIONING AREA AND NUMBER OF TOTAL PERMITS MUST BE FOR THE UNDERLYING DESIGN PHASE AND NOT EXCEED 27 LOTS TOTAL.
 10. FLOOD ZONE LINES SHOWN PER FEMA 4700X0012, EFFECTIVE MAY 2013.
 11. REFER TO SHEET C-2 FOR SIGHT DISTANCE INFORMATION.



9-SC-26-C / 9-B-26-DP
Revised: 9/18/2026

IMPORTANT!
GEOTECHNICAL NOTE:
 SEE SITE GEOTECHNICAL REPORT
 FOR ALL SUBGRADE INFORMATION.
 GEOTECHNICAL REPORT SHALL HAVE
 PRECEDENCE OVER INFORMATION
 BOTH GRAPHICAL AND WRITTEN
 INCLUDED WITHIN THESE PLANS.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

PROPOSED SITE PLAN OF:
THE FIELDS
SHEET C2.0

**LANDMARK
ENGINEERS &
SURVEYORS, LLC**
CIVIL ENGINEERING
LAND SURVEYING
Lane ~ Knoxville, TN 37922
E-mail: mdriver@landmarkesllc.com
landmarkesllc.com

NOTICE TO CONTRACTORS REGARDING EXISTING UTILITIES

The Contractor must call the appropriate utility provider or one-call system a minimum of 72 hours before beginning any construction activities in order to verify the locations of all existing utilities. It is the responsibility of the contractor to verify the utility locations and determine if any existing utilities conflict with the proposed construction.

CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER

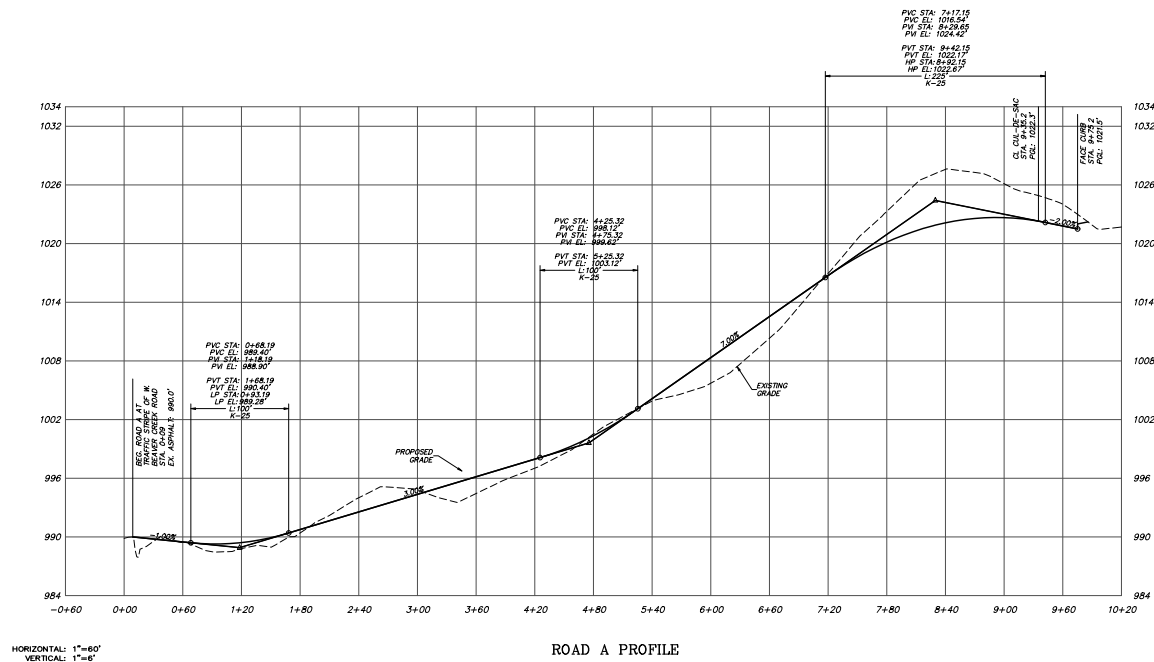
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM, TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBMISSION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A RESPONSIBLE MANNER TO THE PLANNING COMMISSION.

REGISTERED ENGINEER **FRID**
TENNESSEE LICENSE NO. 112019
(DATE) 09-18-26



CALL THREE WORKING DAYS
BEFORE YOU DIG
811
ONE CALL SYSTEMS INC.

DATE 09-18-26  09-18-26



9-SC-26-C / 9-B-26-DP
Revised: 9/18/2026

IMPORTANT!
GEOTECHNICAL NOTE:
SEE SITE GEOTECHNICAL REPORT
FOR ALL SUBGRADE INFORMATION.
GEOTECHNICAL REPORT SHALL HAVE
PRECEDENCE OVER INFORMATION
BOTH GRAPHICAL AND WRITTEN
INCLUDED WITHIN THESE PLANS

NOTICE TO CONTRACTORS REGARDING EXISTING UTILITIES
Contractors are explicitly notified that the location and/or depths of existing utilities as shown on these plans is approximate only. The information is not to be relied on as being exact or complete.
The Contractor must call the appropriate utility provider or city and county or members of TN State before beginning any construction activities in order to verify the location of all existing utilities. It is the responsibility of the contractor to verify the utility location and determine if any existing utilities conflict with the proposed construction.

These documents prepared by the Engineer are independent of the Engineer's opinion. Values otherwise indicated. The Contractor shall be responsible for the accuracy of the information provided. The Engineer shall not be responsible for the accuracy of the information provided. The Engineer shall not be responsible for the accuracy of the information provided. The Engineer shall not be responsible for the accuracy of the information provided.

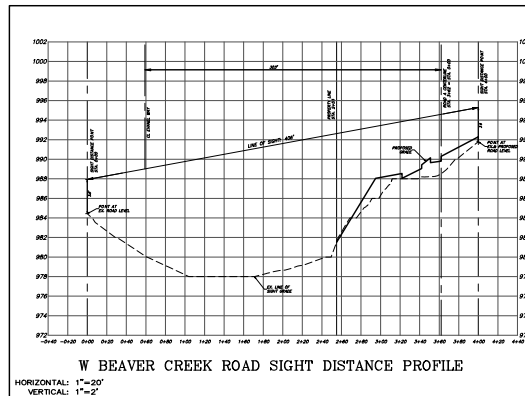
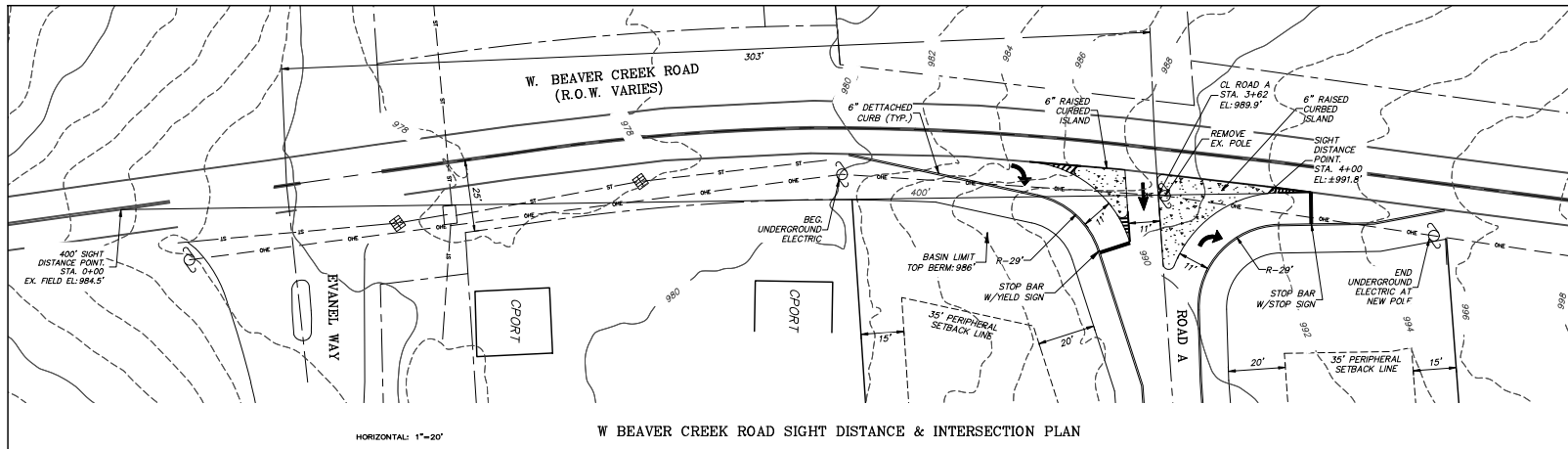


09-18-26



CALL THREE WORKING DAYS
BEFORE YOU DIG
811
ONE CALL SYSTEM INC.
CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING
UTILITIES PRIOR TO BEGINNING CONSTRUCTION

PROPOSED ROAD PROFILE OF:
THE FIELDS
SHEET C2.1



9-SC-26-C / 9-B-26-DP
Revised: 9/18/2026

IMPORTANT!
GEOTECHNICAL NOTE:
SEE SITE GEOTECHNICAL REPORT
FOR ALL SUBGRADE INFORMATION.
GEOTECHNICAL REPORT SHALL HAVE
PRECEDENCE OVER INFORMATION
BOTH GRAPHICAL AND WRITTEN
INCLUDED WITHIN THESE PLANS

NOTICE TO CONTRACTORS REGARDING EXISTING UTILITIES
Contractors are explicitly notified that the location and/or depths of existing utilities are shown on these plans to approximate only. The information is not to be relied on as being exact or complete.
The Contractor must call the appropriate utility companies at a minimum of 72 hours before beginning any excavation activities in order to verify the location of all existing utilities. It is the responsibility of the contractor to verify the utility locations and depths. Any existing utilities not shown on these plans shall be the responsibility of the contractor to locate and protect them.

These documents prepared by the Engineer are independent of the Engineer's opinion. These documents are not to be used for any purpose other than the design of the project. The Engineer is not responsible for any errors or omissions in these documents. The Contractor is responsible for the accuracy of the information provided in these documents. The Contractor is responsible for the accuracy of the information provided in these documents. The Contractor is responsible for the accuracy of the information provided in these documents.



CALL THREE WORKING DAYS
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811
ONE CALL SYSTEM INC.
CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING
UTILITIES PRIOR TO BEGINNING CONSTRUCTION

PROPOSED SIGHT DISTANCE PLAN & PROFILE OF:
THE FIELDS
SHEET C2.2



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.



Mark H. Driver, PE, PLS

09-16-26

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.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots.
Reduce pavement width from 26 feet to 20 feet

Approval required by: Planning Commission ☒ Engineering ☐

Engineering supports the alternative design standard requested

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

Engineering Comments:

APPROVED

By Steve Elliott at 8:00 am, Sep 24, 2026

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots.
Reduce Right-of-way width from 50 feet to 40 feet.

Approval required by: Planning Commission ☐ Engineering ☒

Engineering supports the alternative design standard requested

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

Engineering Comments:

APPROVED

By Steve Elliott at 8:00 am, Sep 24, 2026

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: