

SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 9-SC-26-C

AGENDA ITEM #: 27

9-B-26-DP

AGENDA DATE: 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:** 26

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:** None.

STAFF RECOMMENDATION:

► Postpone the concept plan to the October 1, 2026, Planning Commission meeting as requested by the applicant.

- **Postpone the development plan to the October 1, 2026, Planning Commission meeting as requested by the applicant.**

COMMENTS:

This request is for a 26-lot residential subdivision on 7.8 acres with access to W. Beaver Creek Drive.

ESTIMATED TRAFFIC IMPACT: 292 (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.

Exhibit A. Contextual Images



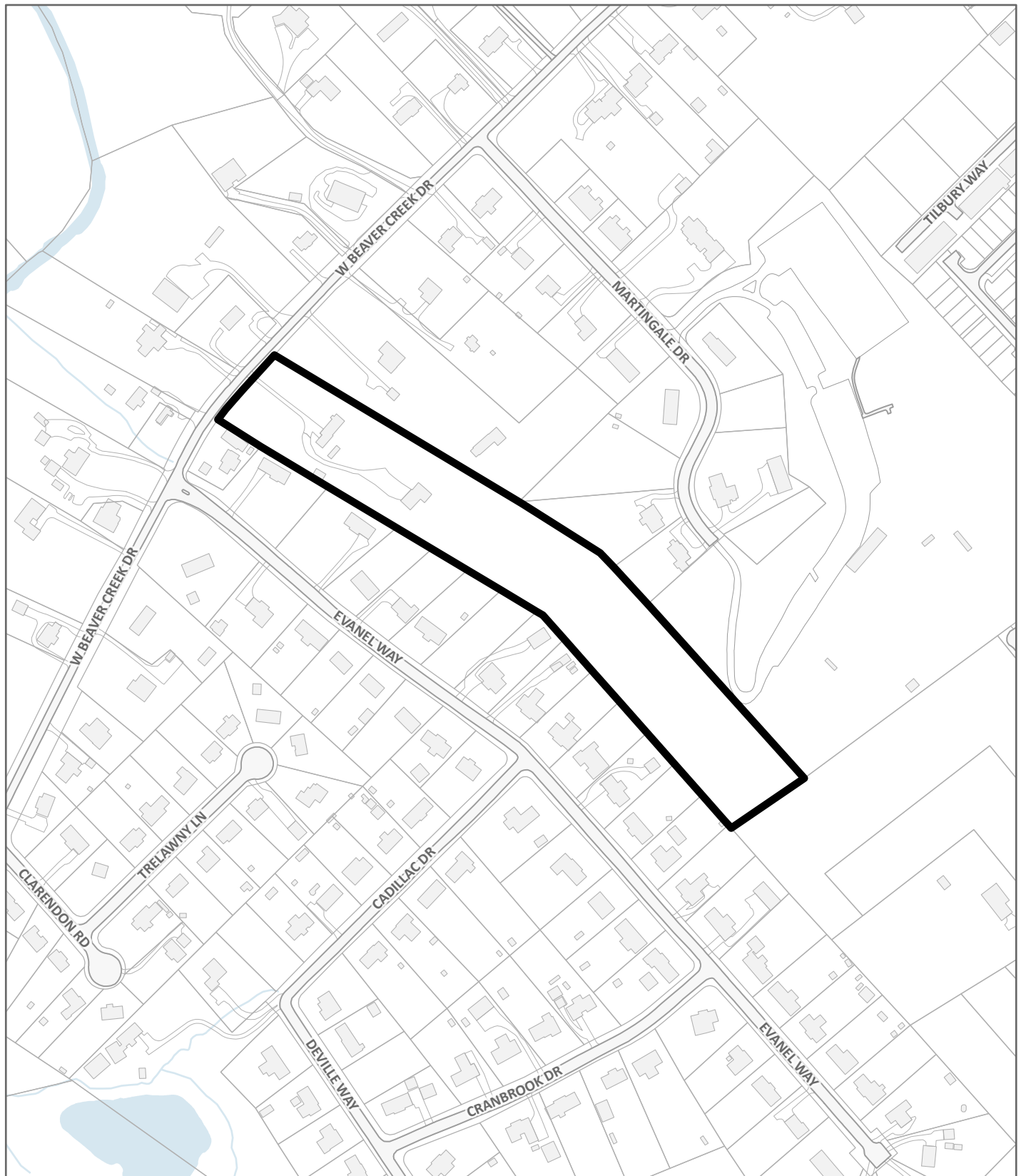
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

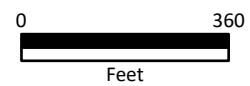


LOCATION MAP

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 PKWY 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 PKWY 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 PROFILE

AUGUST 24, 2026

PROJECT OWNER/DEVELOPER:

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

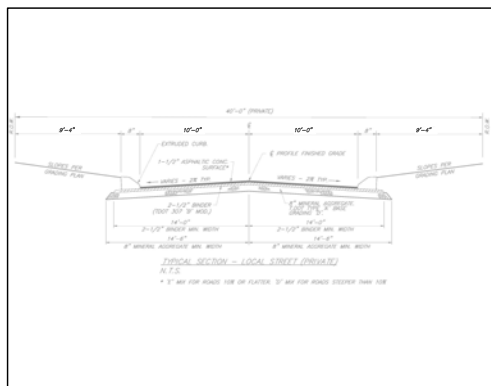
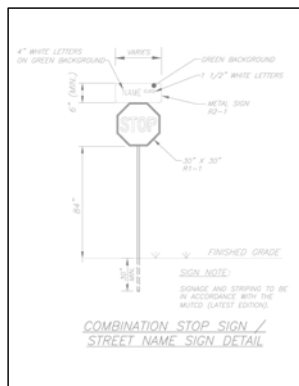
ENGINEERING SERVICES:

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

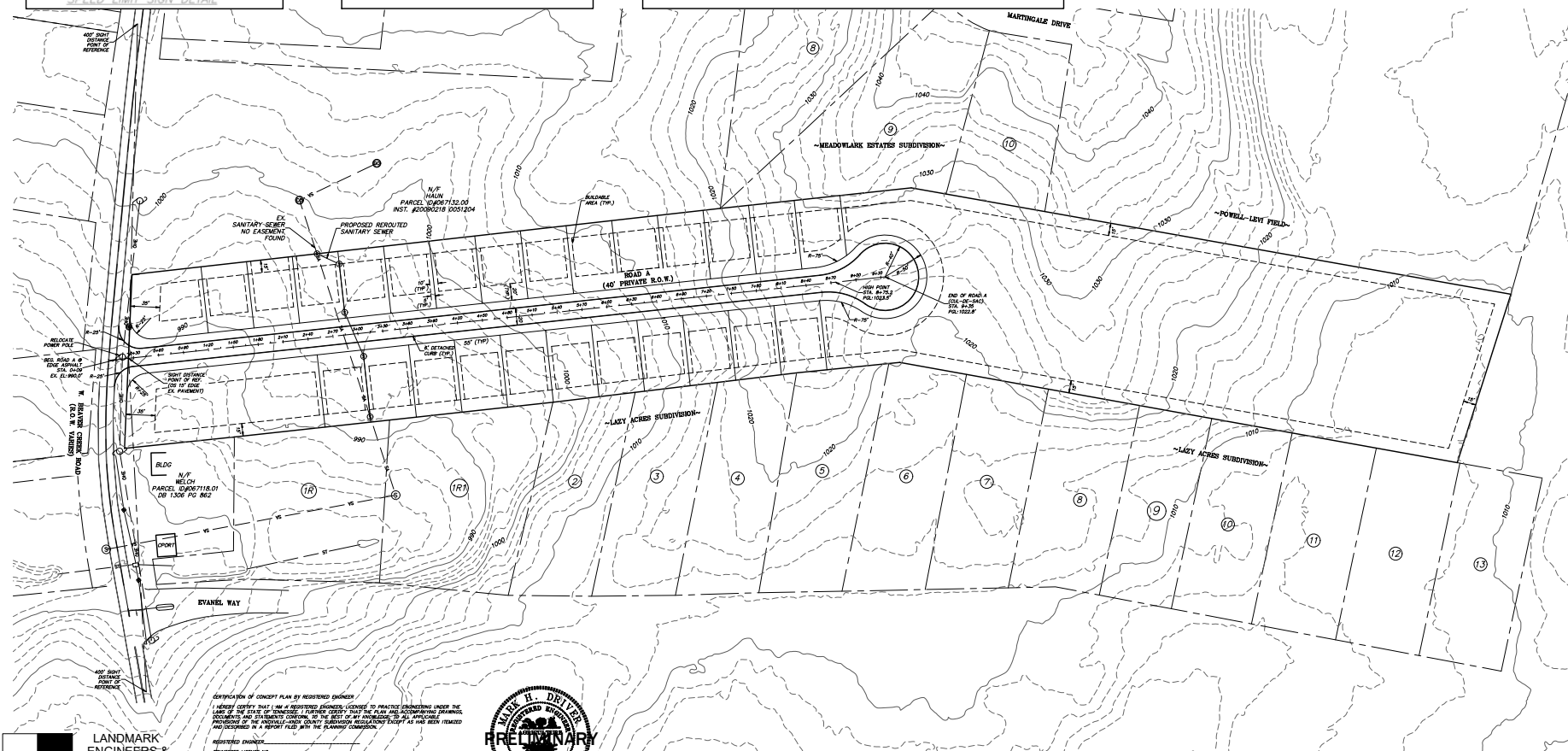
SURVEYING SERVICES:

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

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Revised: 8/24/2026



- NOTES:
1. PARCEL 09W 067 131 CONTAINS 87.8 ACRES.
MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT: 25 FEET
SIDE: 15 FEET
REAR: 25 FEET
PERIPHERAL: 25 FEET. PARCEL 09W 067 131 ADJUTS AN 80' WIDE SOUTH-EASTLY PORTION, A 1/2 ZONE ON THE NORTHEASTLY AND SOUTHEASTLY PORTIONS.
 2. NORTH IS BASED ON THE TN STATE PLANE COORDINATE SYSTEM AND THE CONTIGUOUS SHORE IS BASED ON NAVD 83 AND THE 2' GROUND ELEVATION.
 3. A HOME OWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE TO COMMON AREAS.
 4. ALL LOTS WITHIN THIS DEVELOPMENT SHALL HAVE ACCESS TO THE COMMON ROADS AND DRIVEWAYS.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S DEVELOPMENT REGULATIONS.
 6. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 7. FOR CONDITIONS OF REZONING REFER TO BEA FILE # 08-21-062.
 8. "A" LANDSCAPE BUFFERING, OR EQUIVALENT, TO BE INSTALLED ALONG THE PORTERLY PORTION OF PARCELS 09W 067 131 AND 09W 067 132, AND THE SOUTHWESTLY PORTIONS OF SAID PARCELS. A PORTION OF THE PORTERLY PORTION OF PARCELS 09W 067 131 AND 09W 067 132 ARE WOODED. AN ATTEMPT WILL BE MADE TO LEAVE THE EXISTING TREES WITHIN THE 25 FOOT PORTERLY PORTION OF SAID PARCELS. OTHERWISE TYPE "A" LANDSCAPE BUFFERING TO BE INSTALLED.
 9. ACTUAL LOT DIMENSIONING, AREA AND NUMBER OF TOTAL LOTS MAY ADJUST PER THE ENGINEERING DESIGN PHASE.
 10. SIGHT DISTANCE VISIBILITY TRIANGLES TO BE DETERMINED DURING THE ENGINEERING DESIGN PHASE.



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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
60 0 30
(IN FEET)
1 inch = 60 ft.

PROPOSED SITE PLAN OF:
THE FIELDS
SHEET C2.0

VERIFICATION 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, INDEMENTS AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE AVAILABLE -NAY COUNTY SUBORDINATE REGULATION EXCEPT AS HAS BEEN REMOVED AND DESCRIBED IN A REPORT FILED WITH THE PLANNING COMMISSION.

REGISTERED ENGINEER _____

TENNESSEE LICENSE NO. _____

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 utility conflict with the proposed construction.

These documents prepared by the Engineer are instruments of the Engineer's service. Unless otherwise indicated, the Engineer shall be deemed the author of drawings, specifications and other documents and all rights of copyright, statutory and other reserved rights, in addition to the copyright, instruments prepared by the Engineer are for the solely with respect to this project. These documents shall not be used, copied or retransmitted without the specific written consent of the Engineer. Any violation of the above rights of the Engineer shall be considered in the maximum amount enforceable under the law.

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