

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 12-A-15-UR **AGENDA ITEM #:** 37
 POSTPONEMENT(S): 12/10/2015 **AGENDA DATE:** 1/14/2016
 ▶ **APPLICANT:** ANDREW STEWART MELLISA STEWART
 OWNER(S): Amber Stewart

TAX ID NUMBER: 38 044.02 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 3330 E Emory Rd

▶ **LOCATION:** South side of E. Emory Rd., west of Mayes Chapel Rd.

▶ **APPX. SIZE OF TRACT:** 0.94 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Emory Rd., a 4-lane, major arterial street with center turn lanes within 70' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Two duplexes on individual lots.

4.25 du/ac

HISTORY OF ZONING: Knox County Commission approved rezoning the property from A (Agricultural) to RA (Low Density Residential) on 12/21/2015.

SURROUNDING LAND USE AND ZONING: North: E. Emory Rd. - Vacant land / A (Agricultural)

South: Vacant land / A (Agricultural)

East: House, vacant land / A (Agricultural)

West: Vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This section of E. Emory Rd. is developed with residential uses under A, RA, RB and PR zoning. The subject property is approximately 1/2 mile from the Emory Rd / Norris Frwy intersection.

STAFF RECOMMENDATION:

▶ **APPROVE the request for 2 duplexes with each duplex being on an individual lot as identified on the development plan, subject to 6 conditions.**

1. Approval of right-of-way dedication variance by the Planning Commission when the final plat is submitted for review or adjust the property lines as described in Note #4 on the site plan.
2. Meeting all applicable requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Recording the joint permanent easement for the shared driveway for Lots 1 & 2 that is shown on the development plan.

5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Meeting all applicable requirements of the Tennessee Department of Transportation.

COMMENTS:

The proposal is to divide this 1 acre property into two lots for the development of two duplexes under the RA zone district. One access driveway is proposed from E. Emory Rd. to serve both duplexes. The driveway will be a joint permanent easement (JPE) that is constructed of gravel and concrete/asphalt, as shown on the site plan. The gravel surface is being utilized to reduce the impervious area on the site and has a water quality easement over it so it is not paved in the future without the approval by the Knox County Department of Engineering and Public Works.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposal will have no impact on schools.
2. Public water and sewer utilities are available to serve the development.
3. E. Emory Rd. was recently improved to 5 lanes and this development will not impact the capacity of the road and has adequate site distance.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed duplex development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
2. The proposal meets all relevant requirements of the RA zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The use is in conformity with the North County Sector Plan which proposes LDR (Low Density Residential) for the area.

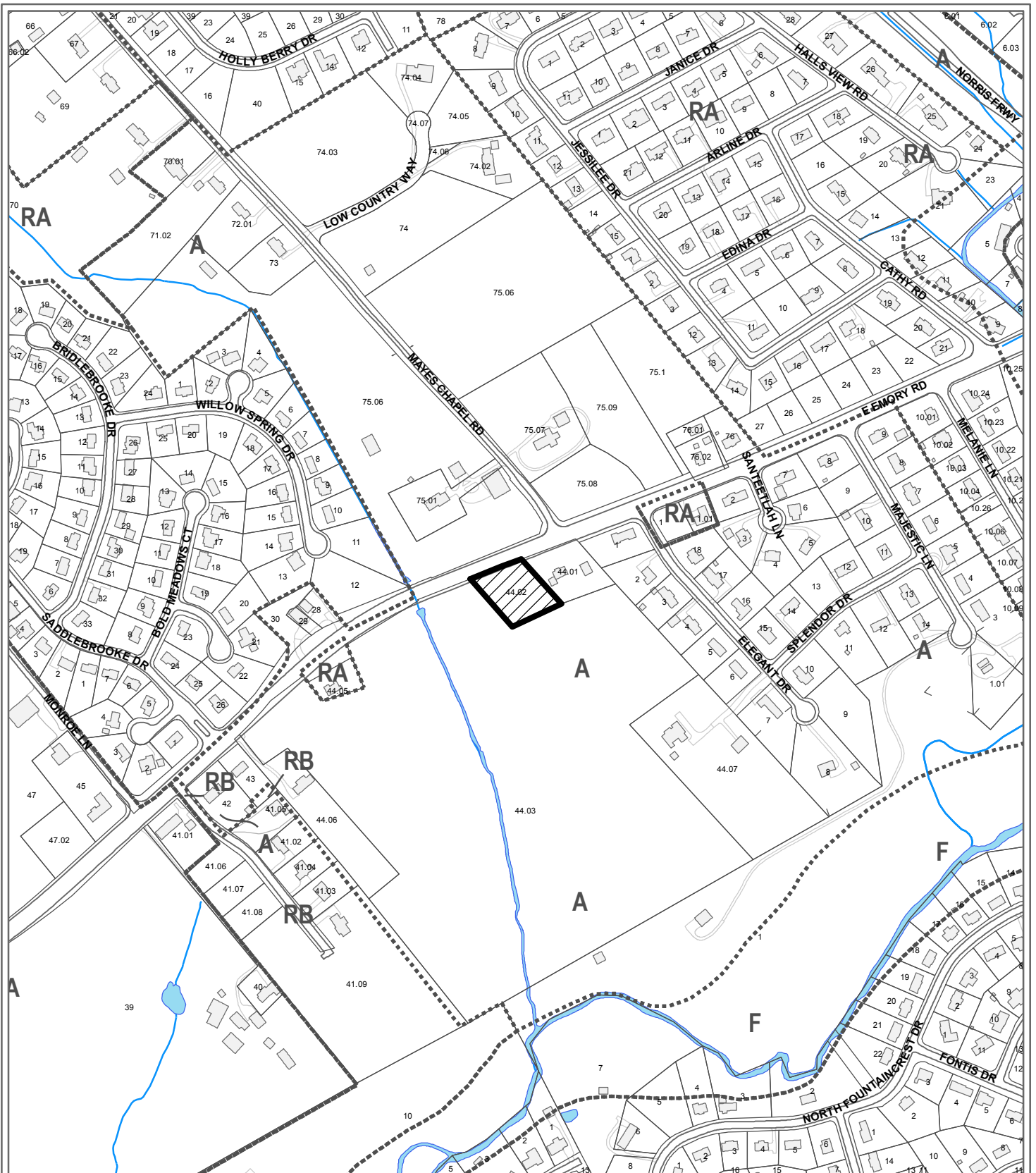
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Halls Elementary, Halls Middle, and Halls High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. 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.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**12-A-15-UR
USE ON REVIEW**

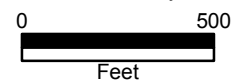


Two duplexes on individual lots. in RA (Low Density Residential)

Petitioner: Stewart, Andrew, Mellisa
Stewart

Map No: 38

Jurisdiction: County



Original Print Date: 11/20/2015

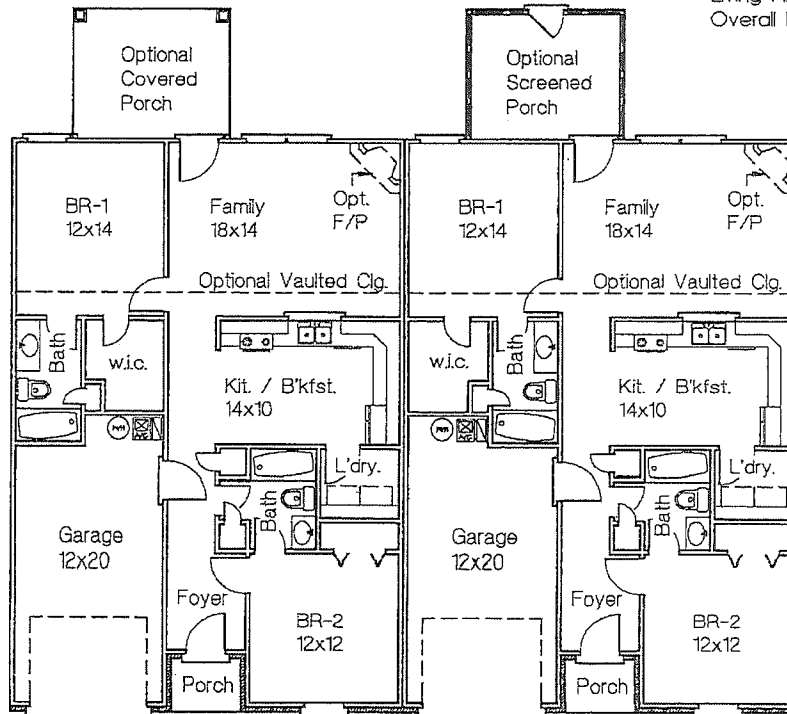
Revised: 1/6/2016

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



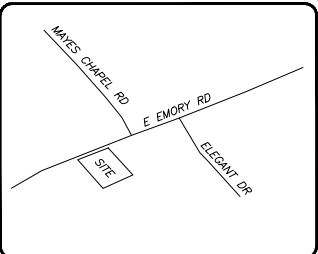
Front Elevation

1042 Sq. Ft.
 Living Area Per Unit
 Overall Dimension: 60' x 54'



*12-A-15-UR
 10/26/15*

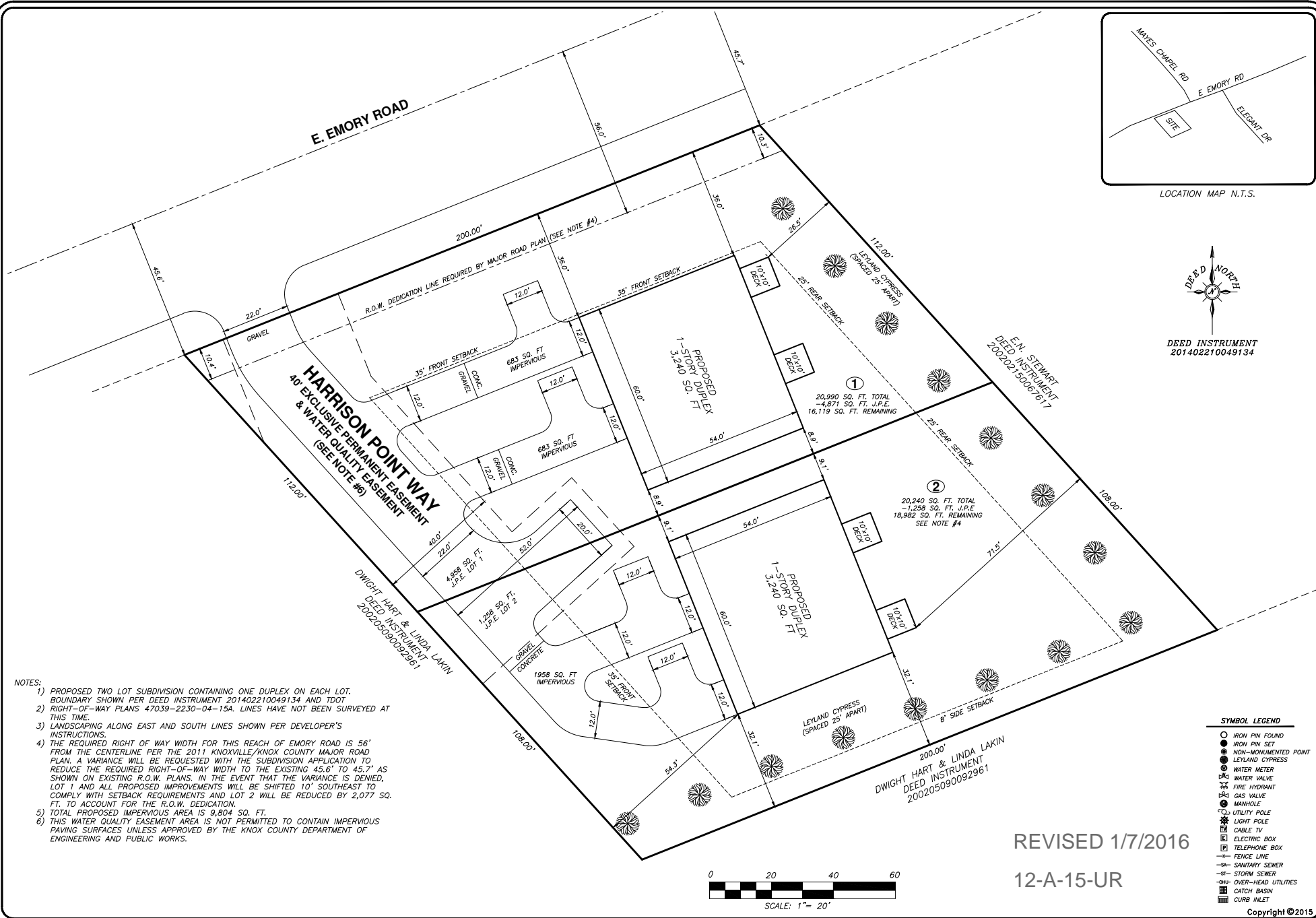
Unit Floor Plan



LOCATION MAP N.T.S.



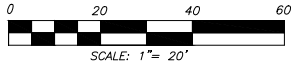
DEED INSTRUMENT
201402210049134



- NOTES:
- 1) PROPOSED TWO LOT SUBDIVISION CONTAINING ONE DUPLEX ON EACH LOT. BOUNDARY SHOWN PER DEED INSTRUMENT 201402210049134 AND TDOT.
 - 2) RIGHT-OF-WAY PLANS 47039-2230-04-15A. LINES HAVE NOT BEEN SURVEYED AT THIS TIME.
 - 3) LANDSCAPING ALONG EAST AND SOUTH LINES SHOWN PER DEVELOPER'S INSTRUCTIONS.
 - 4) THE REQUIRED RIGHT OF WAY WIDTH FOR THIS REACH OF EMORY ROAD IS 56' FROM THE CENTERLINE PER THE 2011 KNOXVILLE/KNOX COUNTY MAJOR ROAD PLAN. A VARIANCE WILL BE REQUESTED WITH THE SUBDIVISION APPLICATION TO REDUCE THE REQUIRED RIGHT-OF-WAY WIDTH TO THE EXISTING 45.6' TO 45.7' AS SHOWN ON EXISTING R.O.W. PLANS. IN THE EVENT THAT THE VARIANCE IS DENIED, LOT 1 AND ALL PROPOSED IMPROVEMENTS WILL BE SHIFTED 10' SOUTHEAST TO COMPLY WITH SETBACK REQUIREMENTS AND LOT 2 WILL BE REDUCED BY 2,077 SQ. FT. TO ACCOUNT FOR THE R.O.W. DEDICATION.
 - 5) TOTAL PROPOSED IMPERVIOUS AREA IS 9,804 SQ. FT.
 - 6) THIS WATER QUALITY EASEMENT AREA IS NOT PERMITTED TO CONTAIN IMPERVIOUS PAVING SURFACES UNLESS APPROVED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.

- SYMBOL LEGEND**
- IRON PIN FOUND
 - NON-MONUMENTED POINT
 - LEYLAND CYPRESS
 - ⊗ WATER METER
 - ⊗ WATER VALVE
 - ⊗ FIRE HYDRANT
 - ⊗ GAS VALVE
 - ⊗ MANHOLE
 - ⊗ UTILITY POLE
 - ⊗ LIGHT POLE
 - ⊗ CABLE TV
 - ⊗ ELECTRIC BOX
 - ⊗ TELEPHONE BOX
 - x- FENCE LINE
 - sw- SANITARY SEWER
 - st- STORM SEWER
 - oh- OVER-HEAD UTILITIES
 - ⊗ CATCH BASIN
 - ⊗ CURB INLET

REVISED 1/7/2016
12-A-15-UR



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WARD LAND SURVEYING, LLC
ALTA-ACSM - RESIDENTIAL - COMMERCIAL - TOPOGRAPHIC - GPS
P.O. Box 30654, Knoxville, TN 37930-0654
Office: 865.690.0104 Fax: 865.622.2260



CITY:	CLT MAP: 038
COUNTY: KNOX	GROUP:
STATE: TENNESSEE	PARCEL: 44.02
DISTRICT: 6th	PLAT:
WARD:	DEED: 201402210049134
CITY BLOCK:	UNIT:
CENSUS TRACT:	BLOCK:
	LOT:

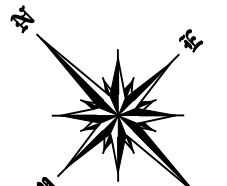
DRAWN BY SWW
CHECKED BY SWW
SURVEY DATE 10/26/2015
DRAWING TITLE 1510001.DWG
DRAWING SCALE 1" = 20'

REVISIONS:
01/04/2016
REV. PER COMMENTS
01/06/2016
Change J.P.E. to Exclusive Easement

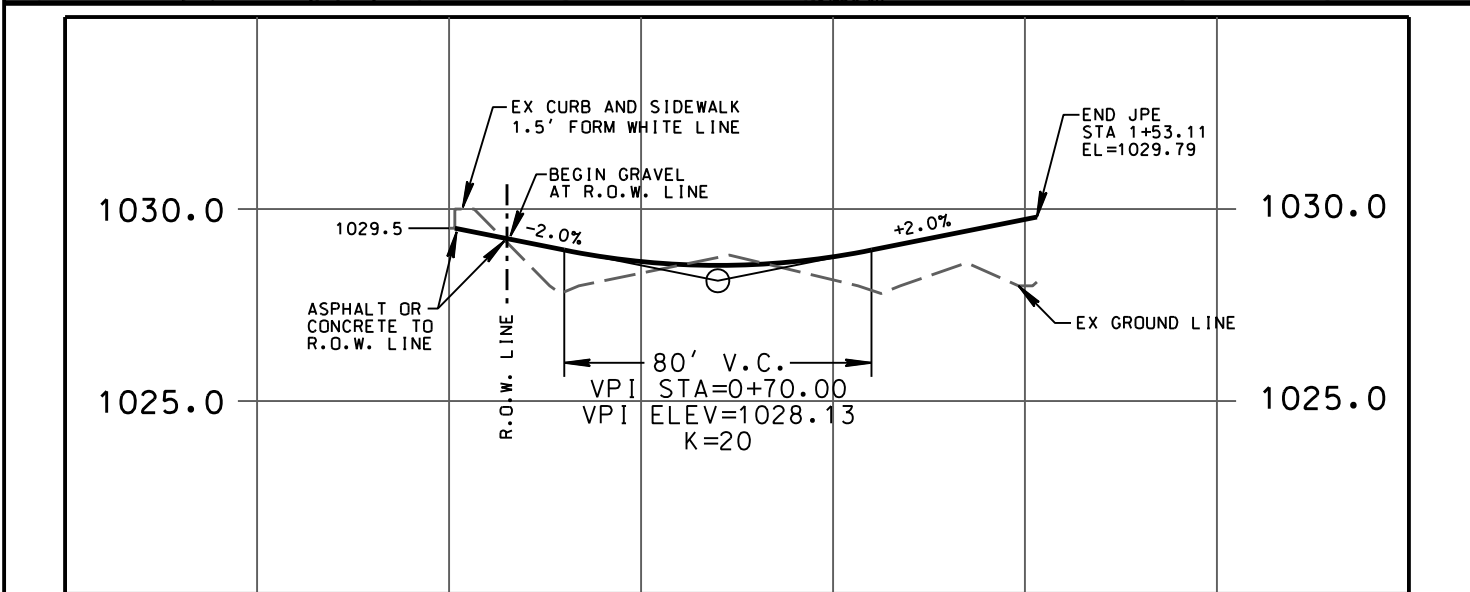
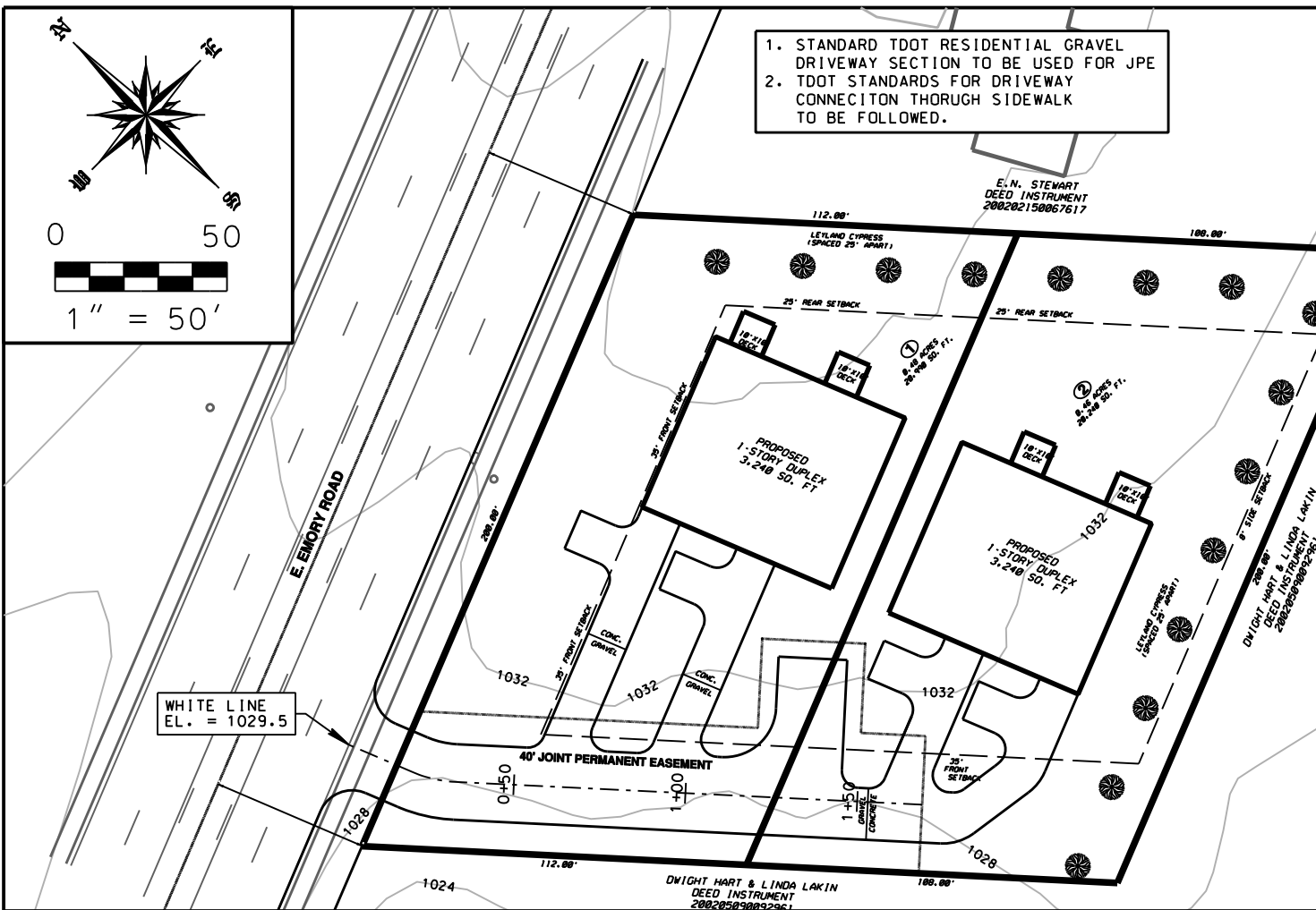
1 sheet of 1

SITE PLAN FOR USE ON REVIEW

Agenda Item # 37

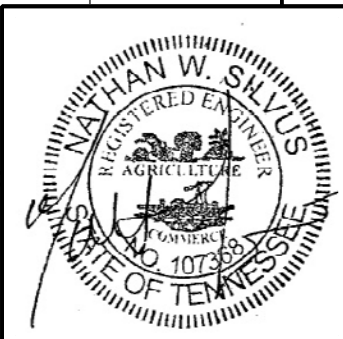


1. STANDARD TDOT RESIDENTIAL GRAVEL DRIVEWAY SECTION TO BE USED FOR JPE
2. TDOT STANDARDS FOR DRIVEWAY CONNECTION THRU SIDEWALK TO BE FOLLOWED.



10:1

THIS IS NOT A SURVEY
EX GROUND LINE FROM KGIS
AND FIELD OBSERVATIONS



PREPARED BY:

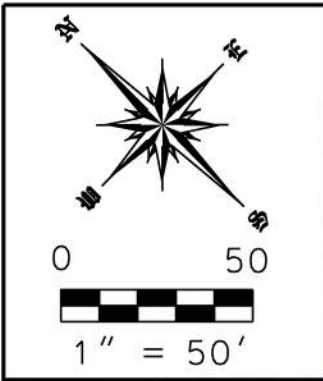
1815 NANTASKET ROAD, KNOXVILLE, TN 37922
.. THIS IS NOT A SURVEY ..

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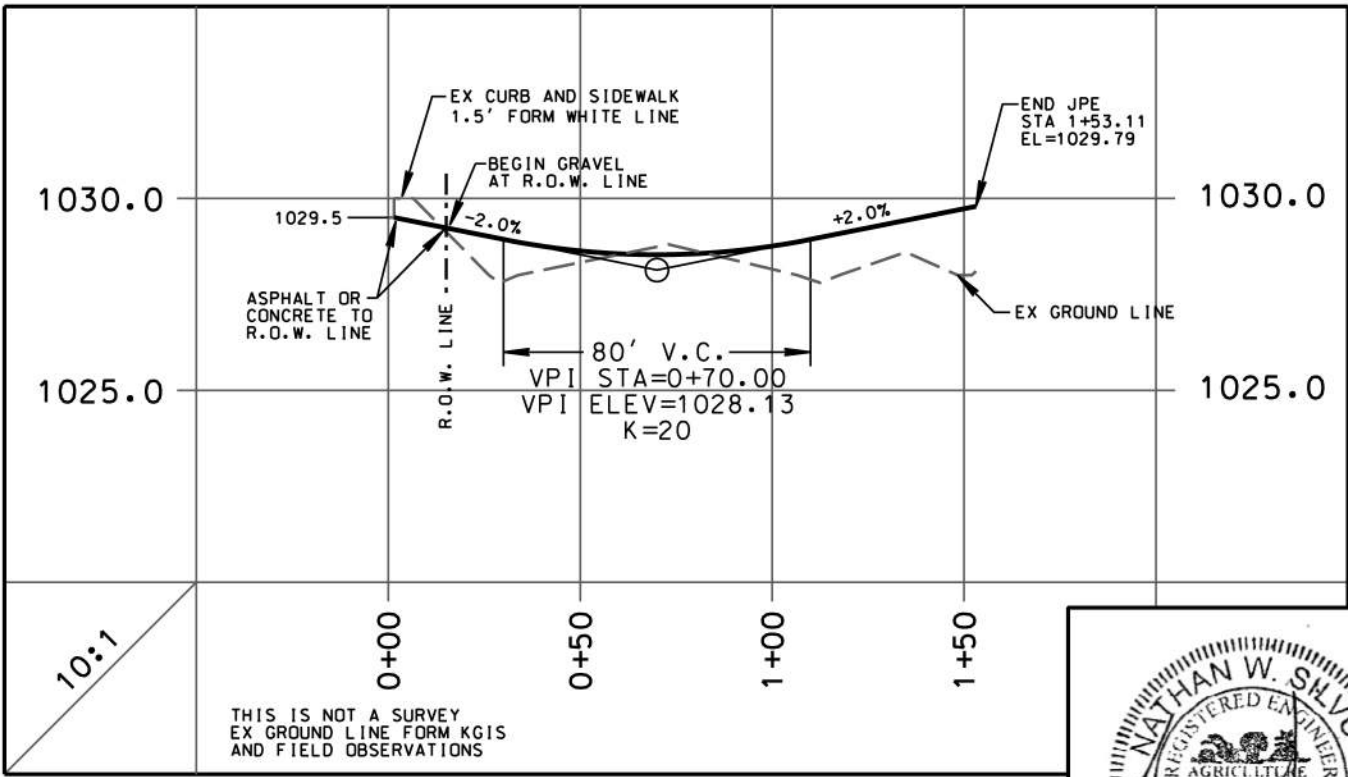
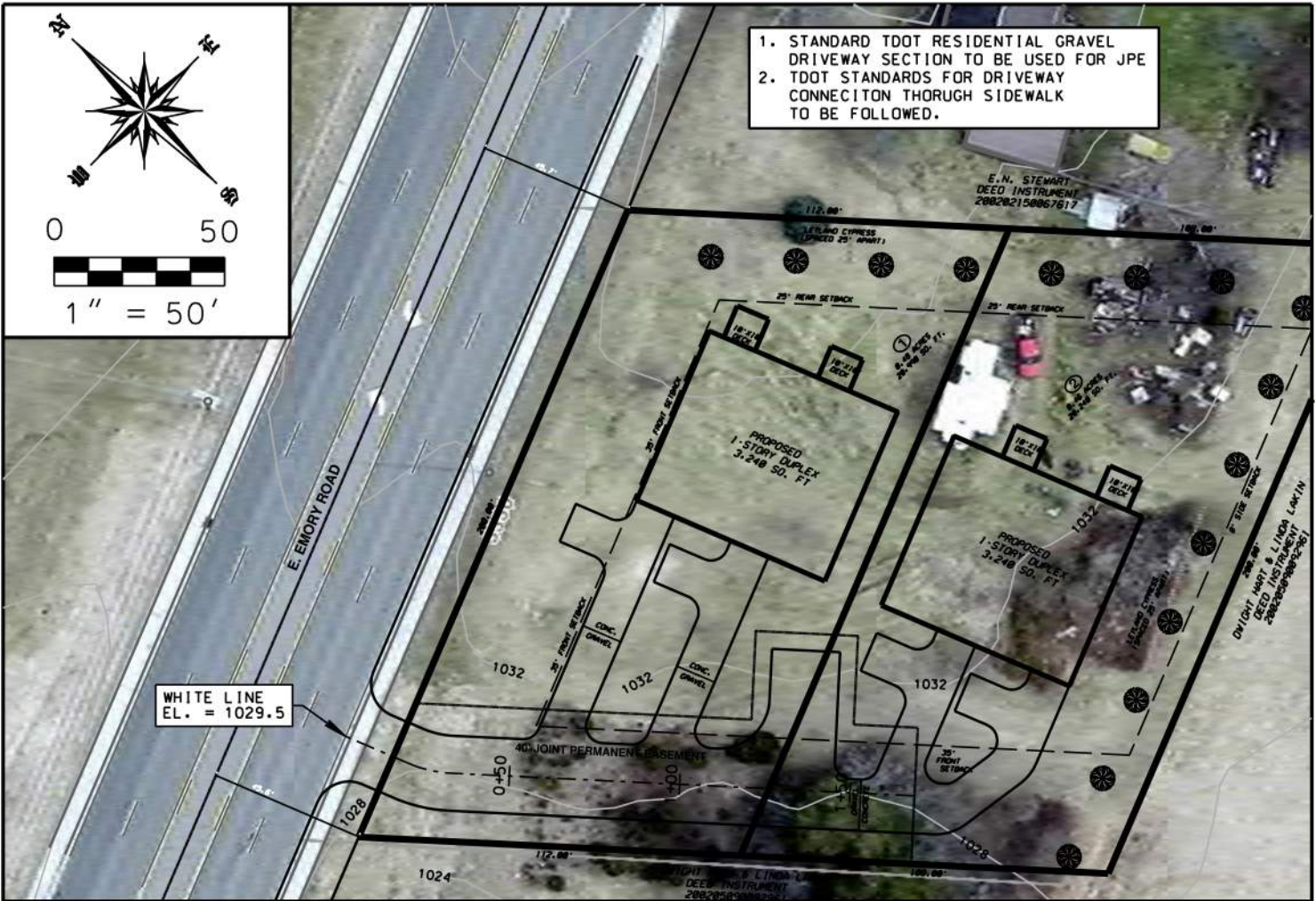
CHAD ROBERTS
517 CALLAHAN DR. STE 101, KNOXVILLE, TN 37922
865.237.4404

CONTACT:
ENGINEERING: NATHAN W. SILVUS, PE 865.414.0524
SURVEYING: STEVE WARD, RLS 865.368.9273
.. THIS IS NOT A SURVEY ..

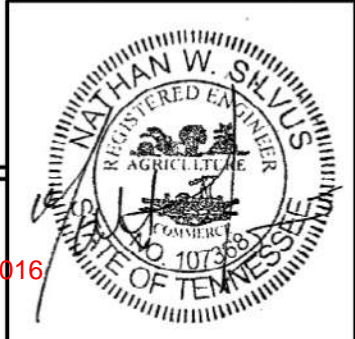
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