

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

▶ **FILE #:** 12-SD-15-C **AGENDA ITEM #:** 8
 12-F-15-UR **AGENDA DATE:** 5/12/2016

POSTPONEMENT(S): 12/10/2015-4/14/2016

▶ **SUBDIVISION:** EMORY OAKS

▶ **APPLICANT/DEVELOPER:** SCOTT DAVIS

OWNER(S): Scott Davis

TAX IDENTIFICATION: 77 139, 13902, 13905

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS:

▶ **LOCATION:** Northwest side W. Emory Rd., southwest of Chartwell Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 14.17 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Detached dwellings and vacant land

▶ **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: This section of W. Emory Rd. is developed with residential uses under A, RA and PR zoning. The established subdivision to the east and north (Camelot II) was developed under RA zoning at approximately 1.4 du/ac. The newer subdivision to the west (Copper Ridge) is zoned PR 1-3 du/ac and developed at approximately 3 du/ac.

▶ **NUMBER OF LOTS:** 57

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via W. Emory Rd., a major arterial street with 24' of pavement width within 60' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
 1. Horizontal curve variance from 250' to 175' at sta. 2+70 of Road B
 2. Horizontal curve variance from 250' to 175' at sta.7+90 of Road B

STAFF RECOMMENDATION:

▶ **WITHDRAW** as requested by the applicant

▶ **WITHDRAW** as requested by the applicant

COMMENTS:

The applicant is proposing to develop a 57 lot subdivision on this 14.17 acre site which results in a development density of 4.03 du/ac.. The applicant applied for rezoning to PR (Planned Residential) with a requested density of 5 du/ac. This rezoning request was recommended for approval by MPC at its December 10, 2015 meeting with a maximum density of 3 du/ac. The Knox County Commission approved the rezoning as recommended by MPC at their January 25, 2016 meeting. The zoning as approved will permit up to 42 dwellings to be proposed for this site. The applicant is requesting that this matter be withdrawn.

ESTIMATED TRAFFIC IMPACT: 618 (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.

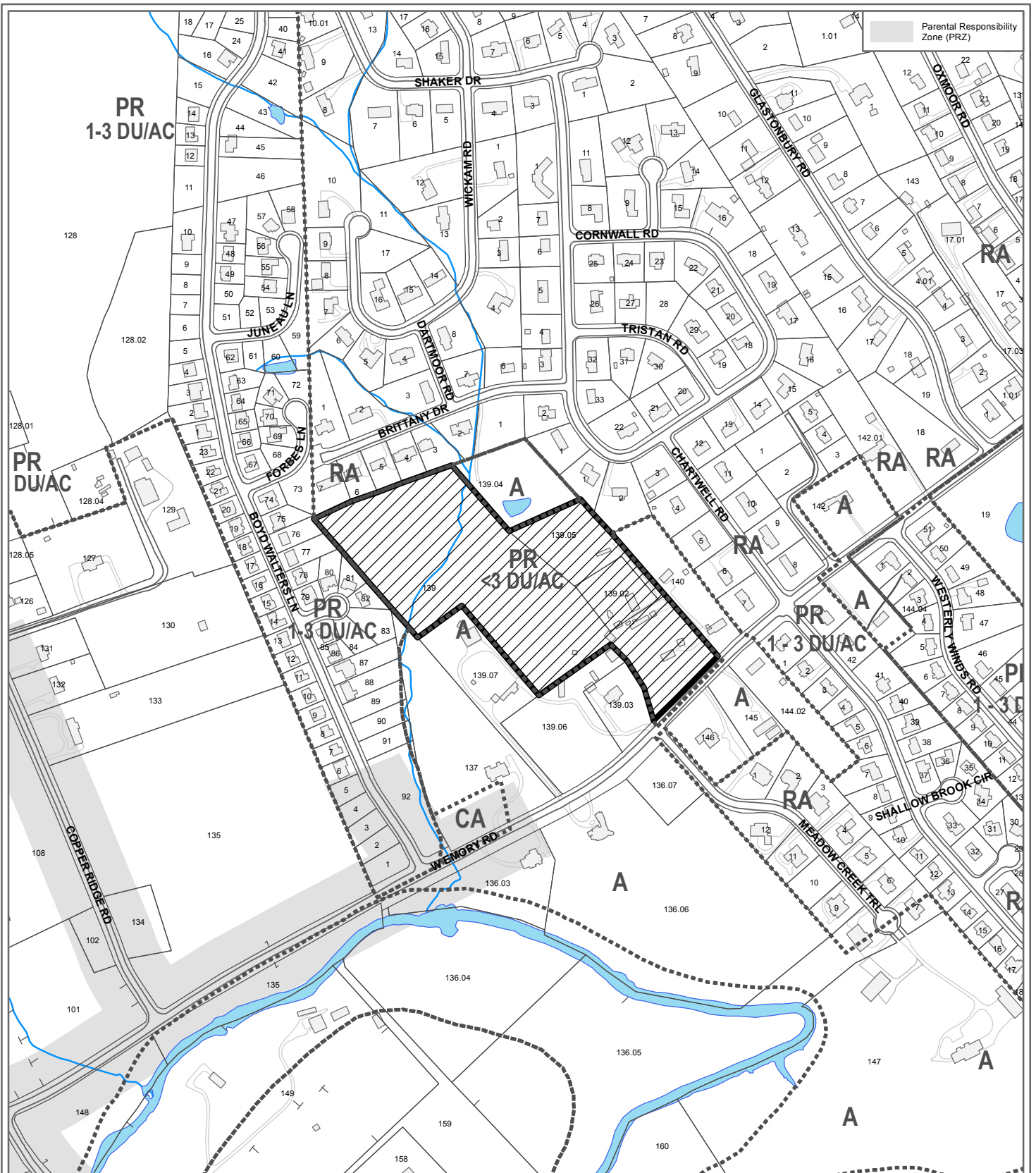
ESTIMATED STUDENT YIELD: 30 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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 concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review 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.



**12-SD-15-C / 12-F-15-UR
CONCEPT PLAN/USE ON REVIEW**

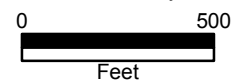


Detached dwellings in PR (Planned Residential) pending

Original Print Date: 11/20/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Davis, Scott
Emory Oaks

Map No: 77
Jurisdiction: County





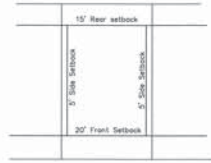
LOCATION MAP
NOT TO SCALE

CERTIFICATION OF CONCEPT PLAN

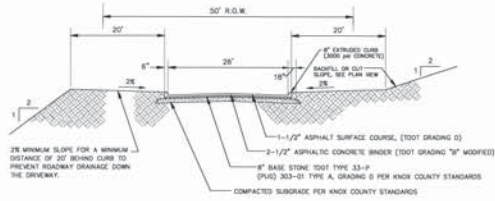
I hereby certify that I am a Surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify these plans and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been identified and described in a report filed with the Metropolitan Planning Commission.

TN RLS #1306

NOTE: All setbacks are controlled by proposed 15' peripheral setback where applicable.

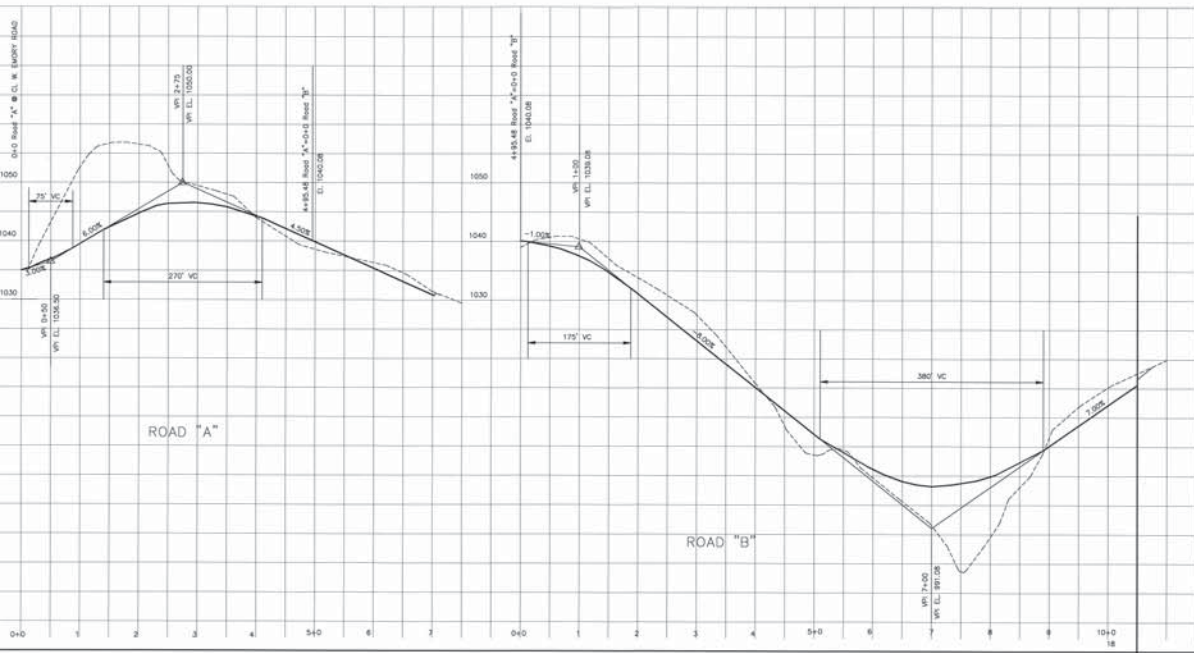
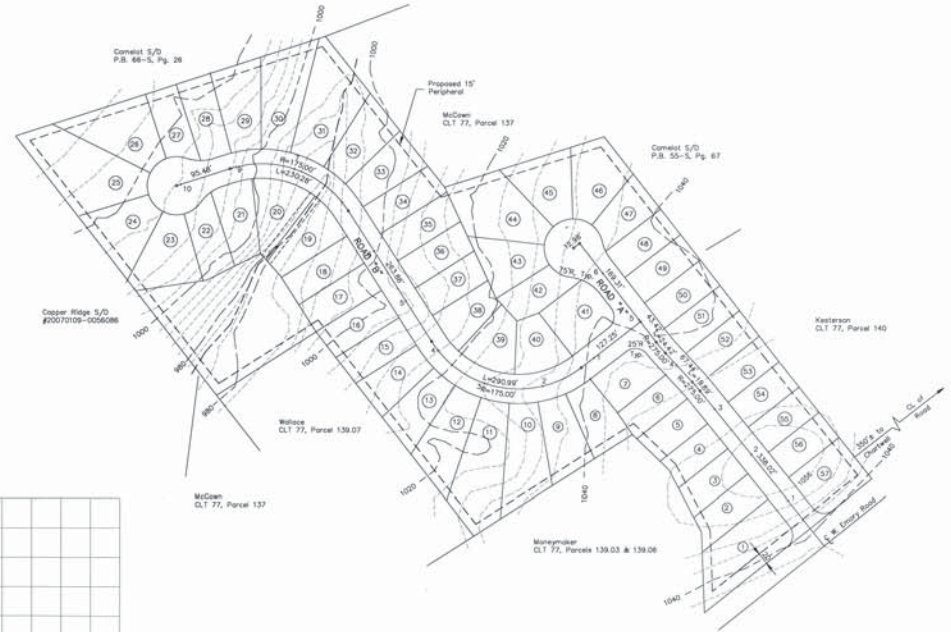


TYPICAL LOT LAYOUT
NTS



TYPICAL ROADWAY CROSS-SECTION
NTS

- NOTES:
1. CLT MAP 77, PARCELS 139.02 & 139.05.
 2. NO. OF LOTS - 57.
 3. AREA SUBDIVIDED - 14.17 ACRES.
 4. THIS PROPERTY IS ZONED PR.
 5. ALL LOTS ON THIS PLAT WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM ONLY.
 6. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.



12-SB-15-C
12-F-15-UR



CONCEPT PLAN & SITE PLAN
EMORY OAKS
CLT MAP 77, PARCELS 139, 139.04 & 139.05
DISTRICT 6 - KNOX CO., TENN.
SCALE: 1"=100' OCT. 26, 2015

SURVEYOR:
JIM SULLIVAN
2543 OREXSTONE CIRCLE
MARTYVILLE, TN 37804
PH: 406-7324

OWNER:
EAGLE BEND REALTY
P.O. BOX 11315
KNOXVILLE, TN 37939
PH: (865) 883-3358



Dan Kelly <dan.kelly@knoxmpc.org>

Emory Oaks

2 messages

Dan Kelly <dan.kelly@knoxmpc.org>
To: Scott Davis <swd444@gmail.com>

Thu, Apr 28, 2016 at 11:13 AM

Scott,
It is my understanding that you wish to withdraw the concept subdivision and use on review plans for the proposed Emory Oaks Subdivision (12-SD-15-C & 12-F-15-UR). Please confirm via return email that it is your wish to withdraw these two items.



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Dan Kelly
MPC, Deputy Director / Development Services Manager
(865) 215-2500

Scott Davis <swd444@gmail.com>
Reply-To: swd444@gmail.com
To: Dan Kelly <dan.kelly@knoxmpc.org>

Thu, Apr 28, 2016 at 11:46 AM

Yes sir. Please withdraw Emory Oaks.

Thank you.

Scott Davis
[Quoted text hidden]

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Thank you.

Scott Davis
865-806-8008



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: File 11-C-15-RZ and File 12-F-15-UR

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>
To: Commission <commission@knoxmpc.org>
Bcc: bettyjo.mahan@knoxmpc.org

Wed, Dec 9, 2015 at 8:10 AM

----- Forwarded message -----

From: <gailguy1@comcast.net>

Date: Wed, Dec 9, 2015 at 12:03 AM

Subject: File 11-C-15-RZ and File 12-F-15-UR

To: mike.reynolds@knoxmpc.org

Cc: brad.anders@knoxcounty.org, bob.thomas@knoxcounty.org, ed.brantley@knoxcounty.org

Mr. Reynolds and Commissioners:

My name is Linda Gail Guy and I reside at 7514 Brittany Drive Knoxville, TN 37931 in the Camelot Subdivision. I will be directly and adversely affected by the development proposed in File 11-C-15-RZ and File 12-F-15-UR. Mr. Scott Davis of Eagle Bend Realty is proposing a 4.03 du/ac or 5 du/ac development which is entirely out of sync with our existing subdivisions. My understanding from what I have read, from maps on your website, is that this is a LOW DENSITY residential area. On your website Concept /Review Use you mention that the staff is recommending 1-3 du/ac for this proposed development. Mr. Davis also developed Copper Ridge, which has affected my street as well, which was zoned at 1-3 du/ac. He seems to have taken that as meaning 3 du/ac. I have lived here for 33 years. If you simply look at the maps you put on your website you can see that 3 du/ac is NOT in line with this area of Karns. Please take a good look at the developments around us: Hudson Heights, Imperial Estates, Northampton Commons, Oxmoor Hills & Meadow Creek. You can clearly see the dimensions of the lots of these subdivisions. A zoning of 1-2.5 du/ac is more in line with the single dwelling areas around us, excluding condos.

When Copper Ridge was developed a naturally filling pond was eliminated. So now when it rains the water travels underground and comes up at the end of my driveway. It has also started coming out other places on Brittany Drive and our street has major cracks in it. After it rains you can see the line or seam from which the water comes out of it flows for days. We are concerned about a future sinkhole as this has already cause significant dip in the road.

Also Mr. Davis will most likely want to remove all the shrubs and trees that are a sound barrier for us and he wants to pack in houses like sardines. Just take a look at Copper Ridge, and all of those houses are not even sold or have lots that do not have houses.

Please also consider only allowing 1.5 du/ac for homes that back up to my home

and my neighbors. We also have not completely removed all of the trees in our lot as is true of many of the lots in Camelot, I ask that Mr Davis leave a buffer of woodland of 50 feet so that we do not loose all of our natural sound barrier from the traffic on Emory Road.

Sincerely,

Linda Gail Guy