



USE ON REVIEW REPORT

▶ **FILE #:** 7-H-19-UR

AGENDA ITEM #: 49

AGENDA DATE: 7/11/2019

▶ **APPLICANT:** **BLACKMON CONSTRUCTION**

OWNER(S): Matt Blackmon / Blackmon Construction

TAX ID NUMBER: 38 G A 027

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 3721 E Emory Rd

▶ **LOCATION:** **North side of East Emory Road, East of Mayes Chapel Road, at intersection of Santeetlah Lane**

▶ **APPX. SIZE OF TRACT:** **15818 square feet**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Emory Road, a major arterial street with a five lane street section within a 100' 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:** **Duplex**

5.5 du/ac

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences - RA (Low Density Residential)

South: Residences - A (Agricultural)

East: Vacant lots - RA (Low Density Residential)

West: Residences - A (Agricultural)

NEIGHBORHOOD CONTEXT: The site is located in an area that has developed under A (Agricultural) and RA (Low Density Residential) zoning with low density subdivisions.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a duplex, subject to 5 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Only one curb cut onto E. Emory Rd. with on-site turnaround areas provided for the duplex.
3. Obtaining all applicable permits from the Tennessee Department of Transportation (TDOT) for any work within the TDOT right-of-way.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the RA zone, as well as other criteria for approval of a use on review.

COMMENTS:

This is a request to permit the construction of a duplex on this 15,818 square foot lot located on the north side of E. Emory Road, east of Mayes Chapel Road.. The site will have a single driveway onto E. Emory Road with on-site turnaround areas being provided. The Knox County Zoning Ordinance allows consideration of a duplex on a lot with a minimum lot area of 12,000 square feet when served by a sanitary sewer system.

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

1. The proposed duplex development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed residential development is compatible with other development that has occurred in this area.

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

1. With the stated conditions, the proposed duplex meets the standards for development within an RA (Low Density Residential) zone and all other requirements of the Zoning Ordinance.
2. The proposed 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 since the subdivision has direct access to a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property for low density residential use. The duplex is allowed within the RA district subject to meeting the minimum lot size requirement of 12,000 square feet.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

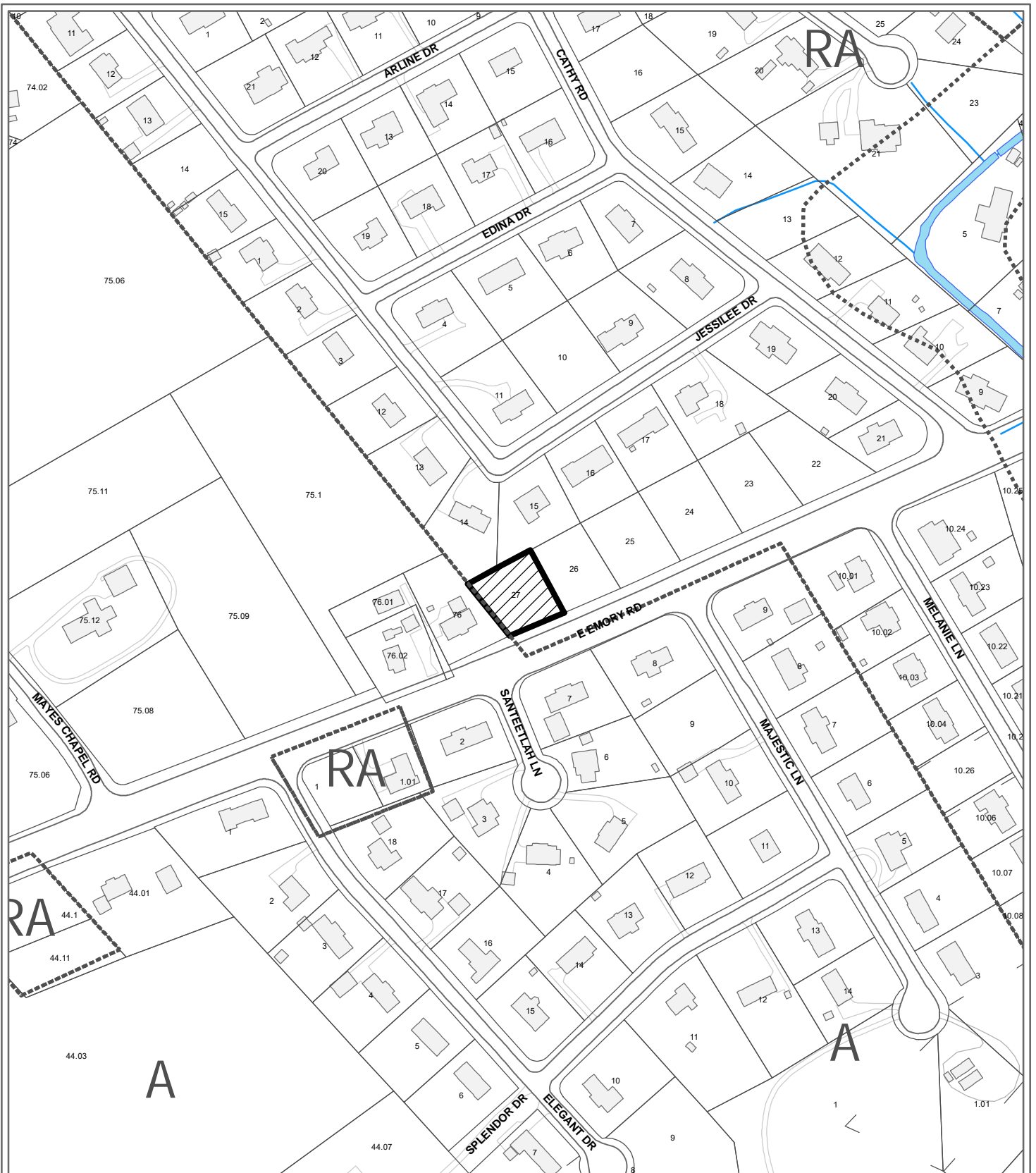
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (public school children, grades K-12)

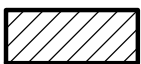
Schools affected by this proposal: Halls Elementary, Halls Middle, and Halls High.

- 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 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 a Planning Commission decision in the County.



**7-H-19-UR
USE ON REVIEW**



Duplex in RA (Low Density Residential)

Original Print Date: 6/18/2019
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Blackmon Construction

Map No: 38

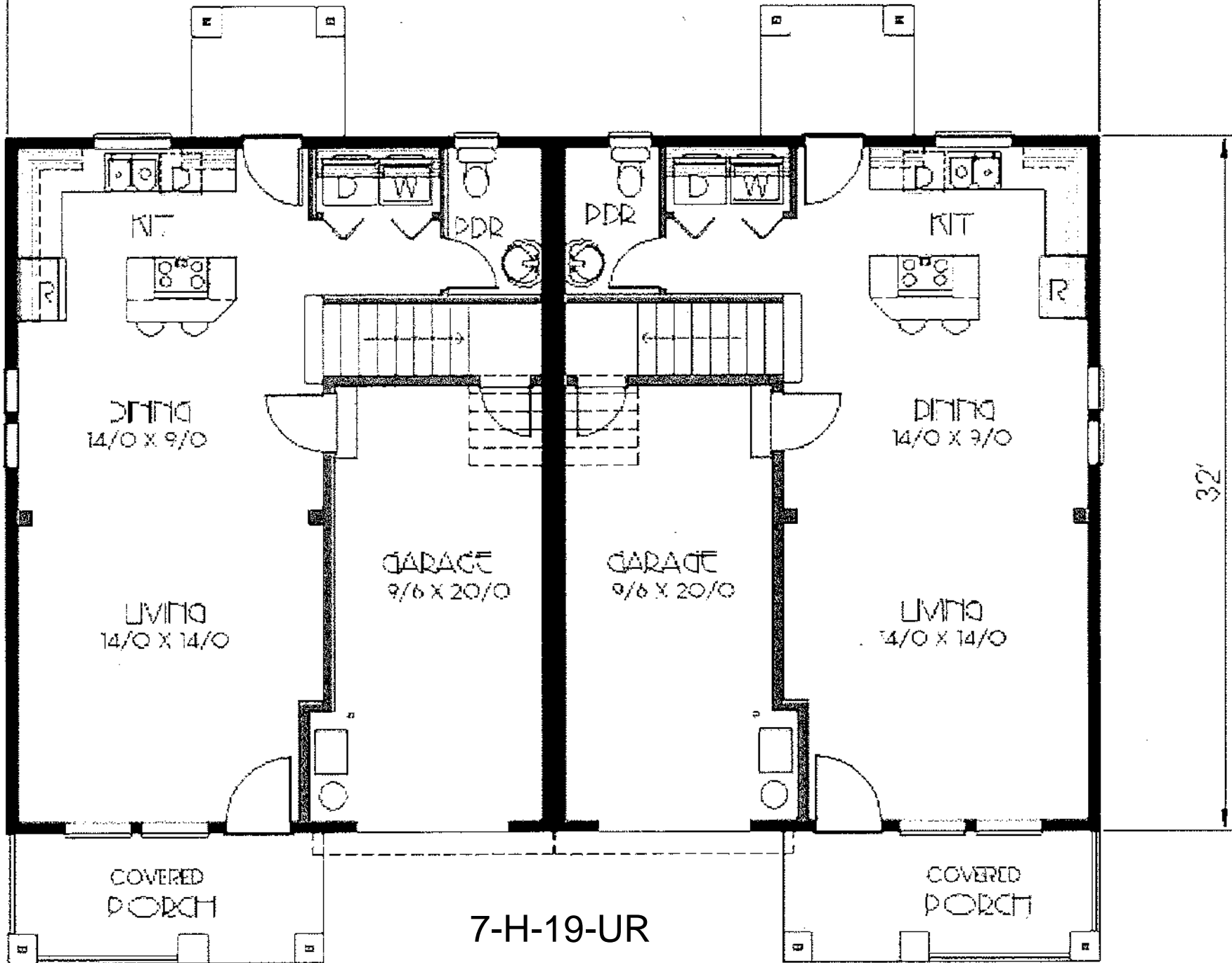
Jurisdiction: County





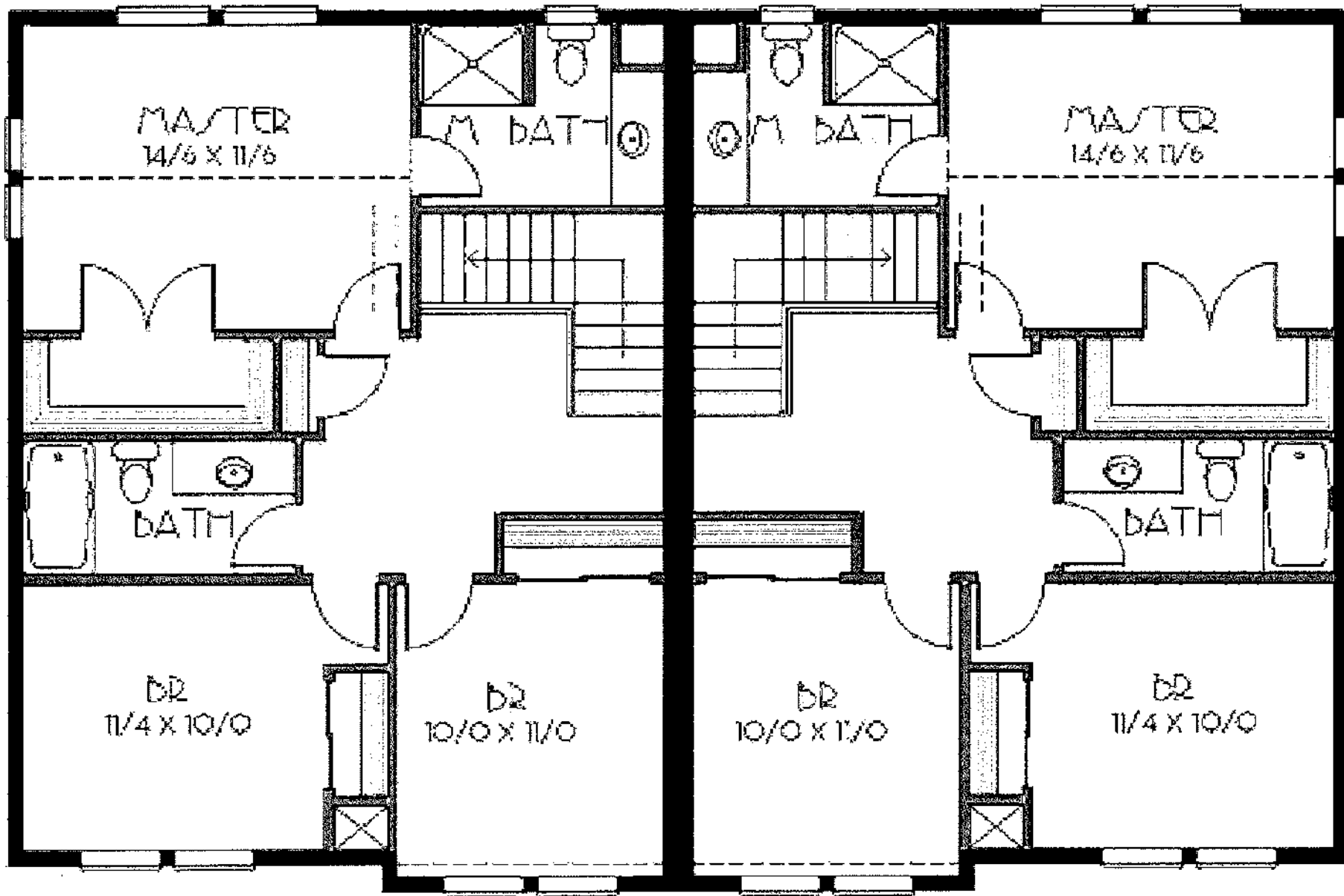
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50'

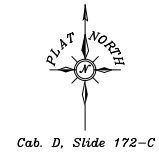


32'

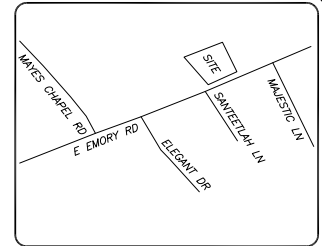
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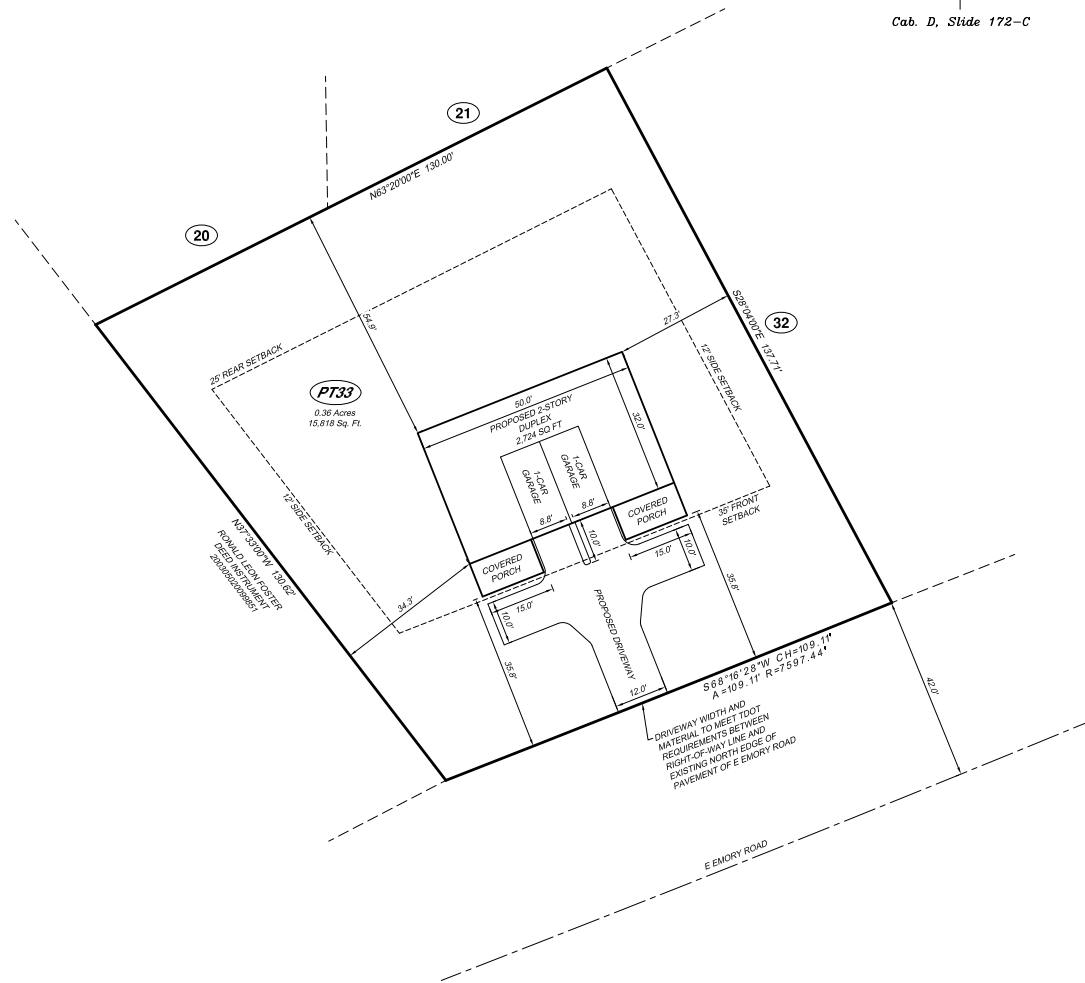


Cab. D. Slide 172-C

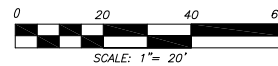


LOCATION MAP N.T.S.

- NOTES:
- 1) VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - 2) UTILITY, DRAINAGE, CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROAD LINES. 5' UTILITY, DRAINAGE, CONSTRUCTION EASEMENT ALONG ALL INTERIOR LOT LINES.
 - 3) LOT SHOWN PER PLAT CABINET D, SLIDE 172C, MINUS THE PORTION OF THE LOT SOLD TO THE STATE OF TENNESSEE BY DEED INSTRUMENT 2002000011779.
 - 4) THIS SITE PLAN IS A COMPOSITE SURVEY BASED ON RECORD DOCUMENTS IN NOTE #3 ABOVE AND HAS NOT BEEN FIELD SURVEYED AT THIS TIME.



This site plan is not intended to represent a Boundary or General Property Survey as defined in Chapter 0520-3-07 as set forth by the Tennessee Board of Land Surveyors pursuant to T.C.A. Title 62-16-105(c), and was performed under the authority of T.C.A. Title 62-16-126.



7-H-19-UR
Revised: 7/1/2019

SYMBOL LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊙ NON-INUMENTED POINT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ GAS VALVE
- ⊕ MANHOLE
- ⊕ UTILITY POLE
- ⊕ LIGHT POLE
- ⊕ CABLE TV
- ⊕ ELECTRIC BOX
- ⊕ TELEPHONE BOX
- FENCE LINE
- SANITARY SEWER
- STORM SEWER
- OVER-HEAD UTILITIES
- ⊕ CATCH BASIN
- ⊕ CURB INLET

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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



CITY:	CLT MAP: 038G
COUNTY: KNOX	GROUP: A
STATE: TENNESSEE	PARCEL: 027.00
DISTRICT: 6th	PLAT: CAB. D, SLIDE 172-C
WARD:	DEED: 201703300059533
CITY BLOCK:	FREEWAY SUBDIVISION
CENSUS TRACT:	UNIT: 2 BLOCK: LOT: PT 33

DRAWN BY:	SIWW
CHECKED BY:	SIWW
SURVEY DATE:	05/28/2019
DRAWING TITLE:	1905006.DWG
DRAWING SCALE:	1" = 20'

REVISIONS:	06/28/2019 - REVISE DRIVEWAY AND PARKING

**SITE PLAN
FOR
USE ON REVEIW
3721 E EMORY ROAD**

Use on Review Development Plan

Name of Applicant: Blackmon Construction
Date Filed: 5/28/19 Meeting Date: 7/11/19
Application Accepted by: M. Payne
Fee Amount: # File Number: Development Plan #
Fee Amount: 456.56 File Number: Use on Review 7-H-19-UR

PROPERTY INFORMATION

Address: 3721 E Emory Rd
 General Location: 1/6 E Emory Rd.
Due 1/6 Santcelo
 Tract Size: 15,818 sq ft. No. of Units: 1
 Zoning District: RA
 Existing Land Use: Vacant Property

Planning Sector: North County
 Sector Plan Proposed Land Use Classification:
LDR
 Growth Policy Plan Designation: Planned
 Census Tract: 6205
 Traffic Zone: 193
 Parcel ID Number(s): 038 GA 027
 Jurisdiction: City Council _____ District
 County Commission 7 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Mat Blackmon
 Company: Blackmon Construction
 Address: P.O. Box 30654
 City: Knoxville State: TN Zip: 37930-0654
 Telephone: 865-
 Fax: _____
 E-mail: Blackmonconstructioninc@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Stephen Ward
 Company: Ward Land Surveying, LLC
 Address: P.O. Box 30654
 City: Knoxville State: TN Zip: 37930-0654
 Telephone: 865-690-0104
 Fax: _____
 E-mail: stephen@wardlandsurveying.com

APPROVAL REQUESTED

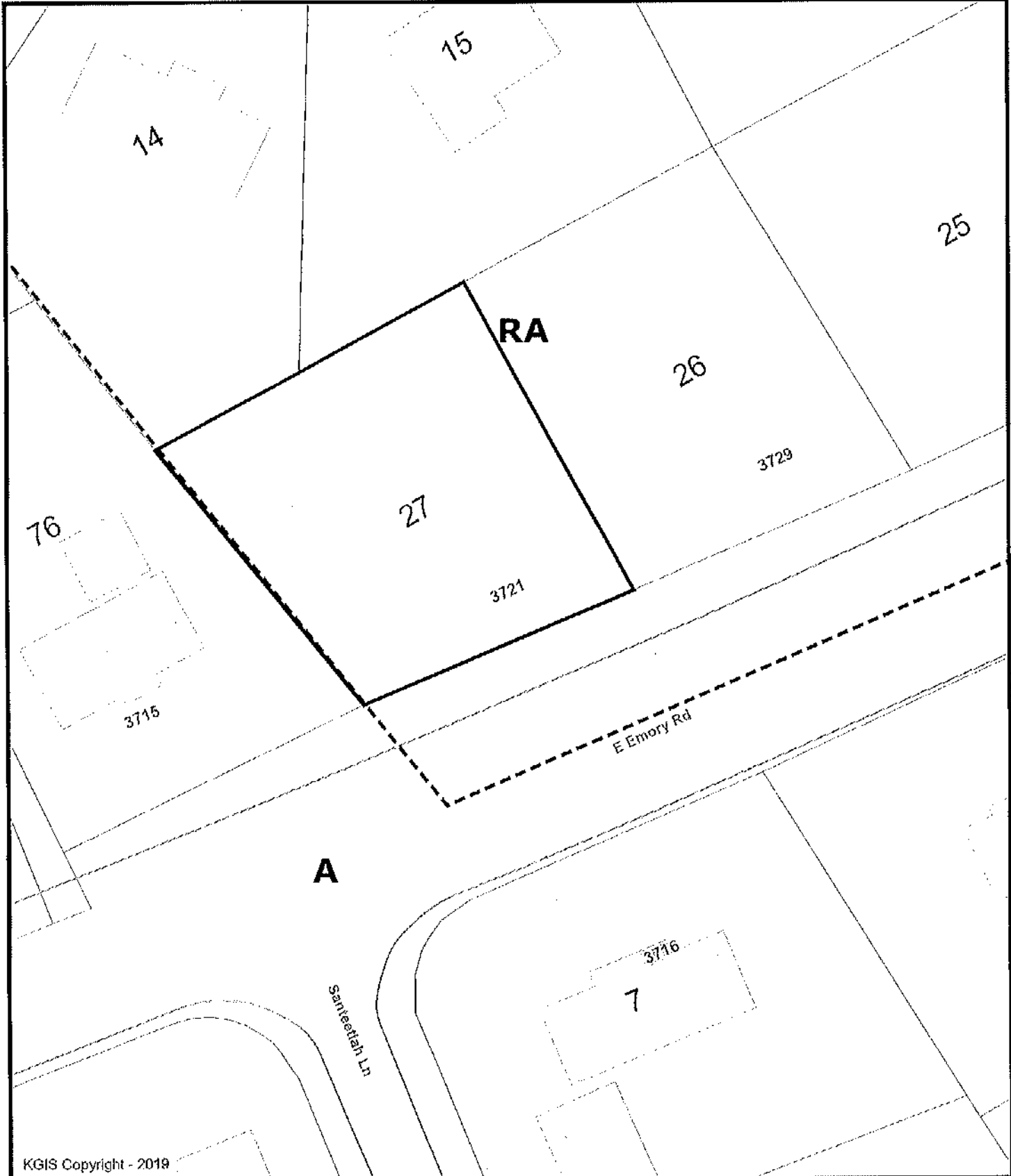
Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation)

 Other (Be Specific)
Duplex in an RA zone.

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Stephen W. Ward
 PLEASE PRINT
 Name: Stephen W. Ward
 Company: Ward Land Surveying, LLC
 Address: P.O. Box 30654
 City: Knoxville State: TN Zip: 37930-0654
 Telephone: 865-690-0104
 E-mail: stephen@wardlandsurveying.com



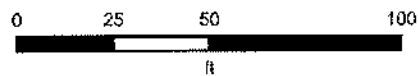
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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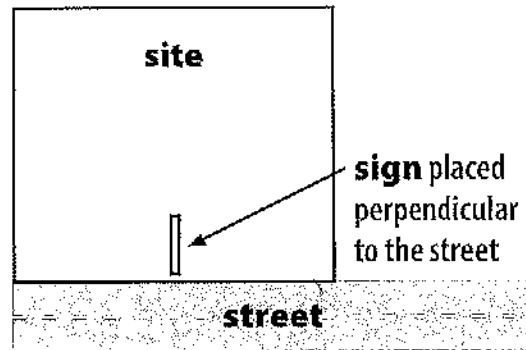
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then 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 15 days before 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 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

~~5/28~~ 6/26/19 and 7/12/19
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Stephen W. Ward

Printed Name: Stephen W. Ward

Phone: 865-890-0104 Email: stephen@wardlandsurveying.com

Date: 5-28-2019

File Number: 7-H-19-UR