



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 10-SB-19-C  
10-G-19-UR

**AGENDA ITEM #:** 40  
**AGENDA DATE:** 10/10/2019

▶ **SUBDIVISION:** EMMA GRACE RIDGE

▶ **APPLICANT/DEVELOPER:** RALPH SMITH / PLS

**OWNER(S):** Disney Joint Venture

**TAX IDENTIFICATION:** 67 A B 008 [View map on KGIS](#)

**JURISDICTION:** County Commission District 7

**STREET ADDRESS:** 7606 Old Clinton Pk.

▶ **LOCATION:** Northeast side of Old Clinton Pk., north of W. Emory Rd.

**SECTOR PLAN:** North County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Beaver Creek

▶ **APPROXIMATE ACREAGE:** 4 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Duplexes

**SURROUNDING LAND USE AND ZONING:** This property is across the street from a mobile home park to the northwest and is adjacent to a strip mall shopping center to the south. There is a post office behind this parcel to the southeast. It is otherwise surrounded by single family residential and either vacant or agricultural land.

▶ **NUMBER OF LOTS:** 8

**SURVEYOR/ENGINEER:** Ralph Smith / Professional Land Systems

**ACCESSIBILITY:** Access is via Old Clinton Pike, a minor collector with 23' of pavement width within 40'-46' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1) Intersection spacing variance between the new private road and W. Emory Road, from 300' to 167'.

## STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the location and limited size of this site restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.**

### APPROVE the Concept Plan subject to 8 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Providing a minimum 5' wide sidewalk on one side of the internal road as provided on the Concept Plan.

4. Installation of the sidewalks shall meet all applicable requirements of the Americans with Disabilities Act and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalk.
5. Grading the frontage along the Old Clinton Pike to accommodate a future sidewalk.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, any amenities, and the drainage system.
8. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **APPROVE the development plan for up to 8 duplexes on individual lots, and the requested reduction of the peripheral setback to 25 feet as identified on the north property line, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Installing the fence and landscape screening along the north property line as shown on the development plan.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

This proposal is for a residential subdivision on 4 acres with 8 duplexes on individual lots at a density of 4 du/ac. In July 2019, County Commission approved rezoning of the property to PR up to 4.8 du/ac. Access for the subdivision will be from a new private road with 20' of pavement width within 40' of right-of-way. The new road intersects with Old Clinton Pike 167' from the W. Emory Road intersection. Since Old Clinton Pike is classified as a collector street, the minimum distance between intersections is 300'.

The development will include an pavilion within common open space as an amenity near the entrance to the subdivision. The centralized mail delivery system is also proposed in front of this open space. A fence and landscaping is proposed along the north property line to provide screening for the residential property to the north.

ESTIMATED TRAFFIC IMPACT: 184 (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.

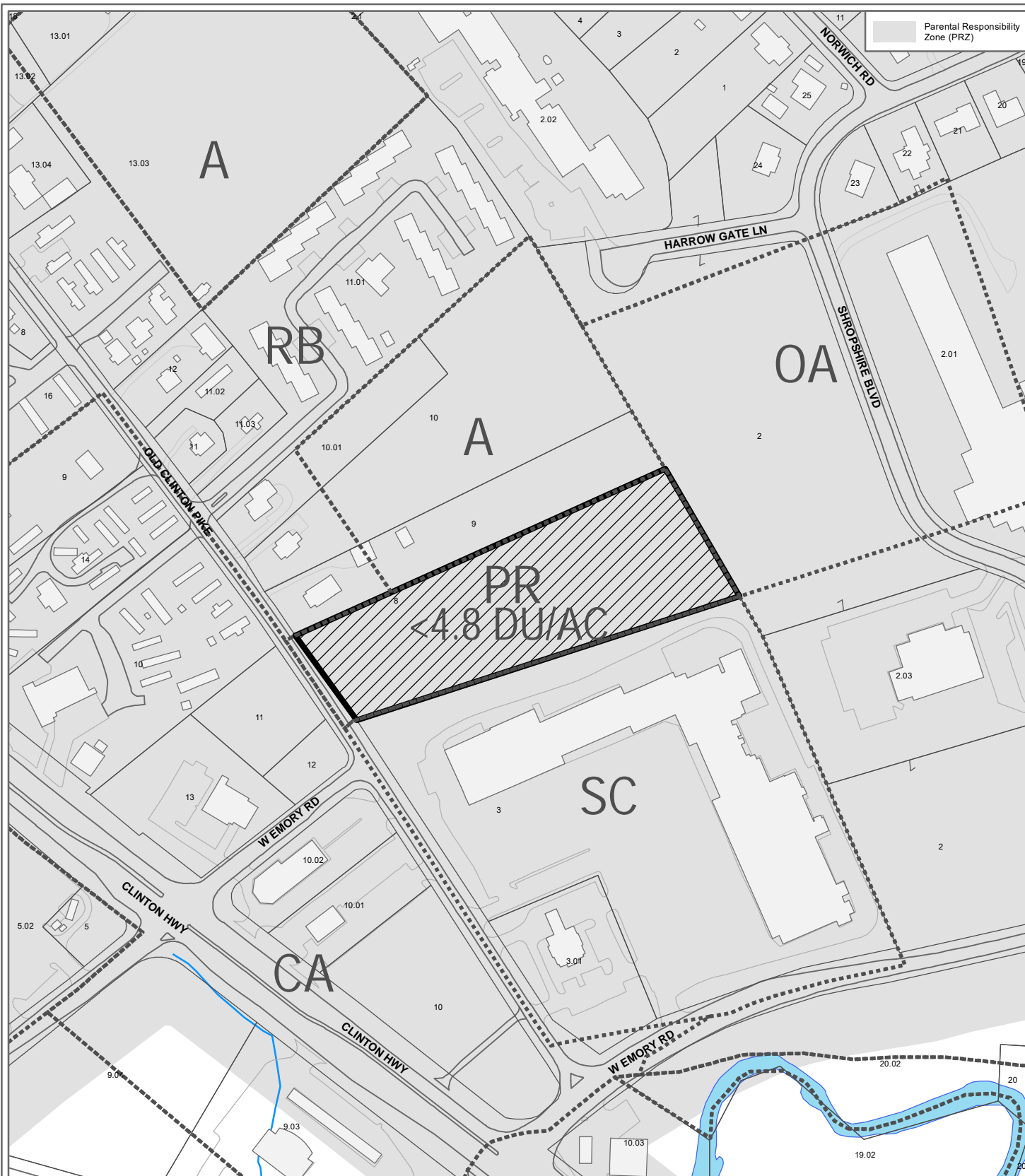
ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell 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.

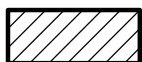
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission'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.



**10-SB-19-C / 10-G-19-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Smith / PLS, Ralph  
Emma Grace Ridge

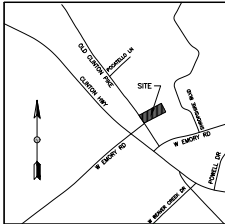


Duplexes in PR (Planned Residential)

Map No: 67  
Jurisdiction: County



Original Print Date: 9/17/2019 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

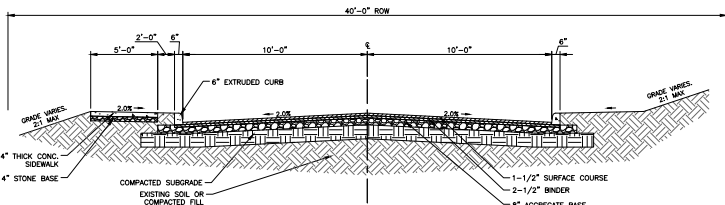
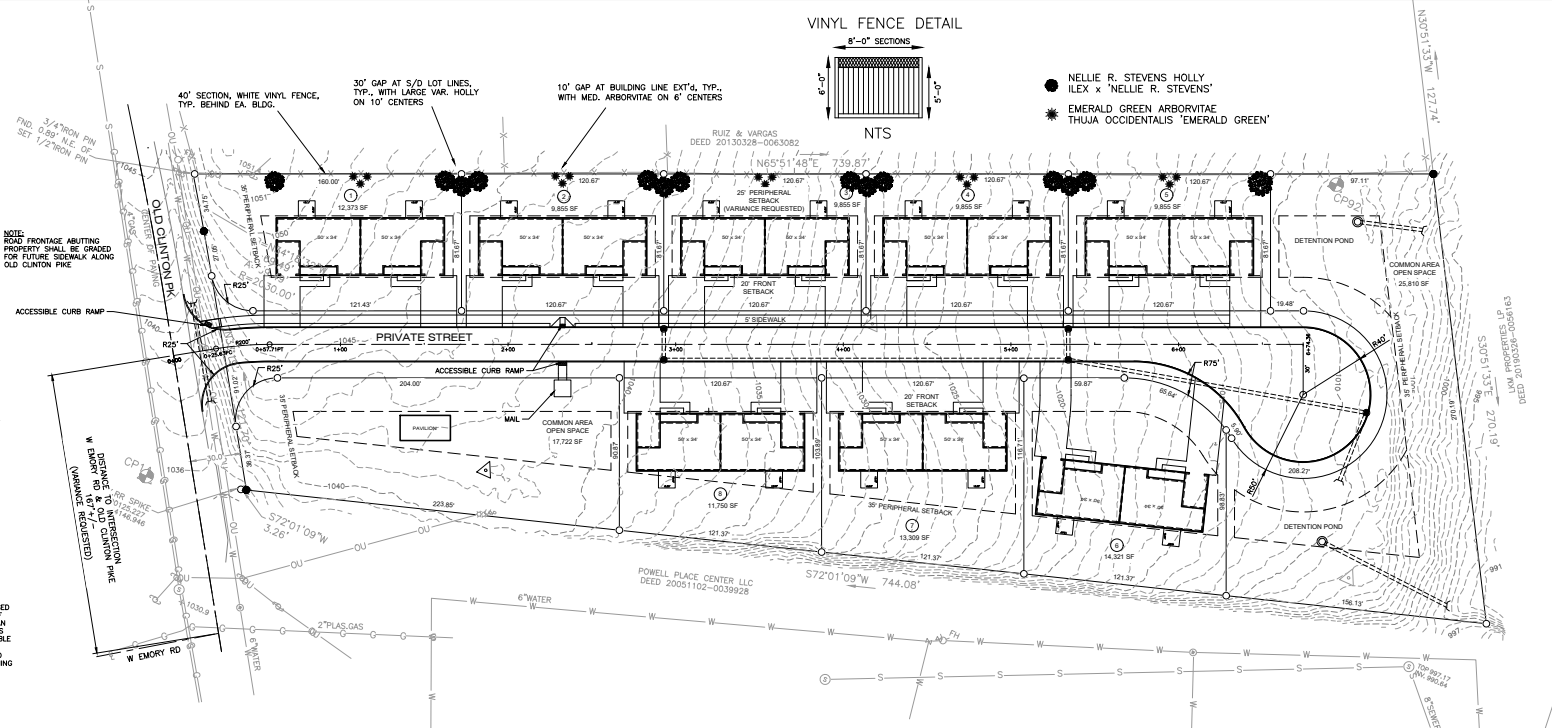


**LOCATION MAP**  
NOT TO SCALE

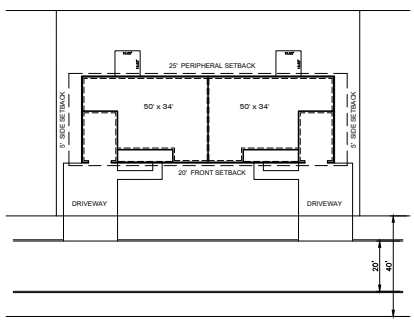
- NOTES:**
- 1. PARCEL INFORMATION
    - ADDRESS: 7008 OLD CLINTON PIKE
    - CLE MAP 67
    - PARCEL #
    - DISTRICT EA
    - DEED: 20190501-0063965
    - ZONING: PR
  - 2. SETBACKS:
    - FRONT: 20'
    - REAR: 15'
    - SIDE: 5'
    - PERIPHERAL: 30'
    - REAR SETBACK VARIANCE REQUIRED LOTS 1-5
  - 3. EASEMENTS:
    - 15' UTILITY EASEMENT 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER
    - 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES
    - 5' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS 5' EACH SIDE OF INTERIOR ROW LINES
  - 4. TOPOGRAPHIC SURVEY, BOUNDARY SURVEY, LOCATION OF EXISTING UTILITIES AND EXISTING STRUCTURES PROVIDED BY OWNER FROM PROFESSIONAL LAND SYSTEMS 200 LAMAR AVE. CLINTON, TN 37716. DRAWING NO. 10817 DATED 6/12/19.
  - 5. DIMENSIONS AND EASEMENTS SUBJECT TO CHANGE PRIOR TO FINAL PLAT.
  - 6. NORTH PROPERTY LINE LANDSCAPE SCREENING / FENCING LAYOUT PREPARED BY PROFESSIONAL LAND SYSTEMS.

**CONCEPT PLAN CERTIFICATION:**  
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 SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN REMARKED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

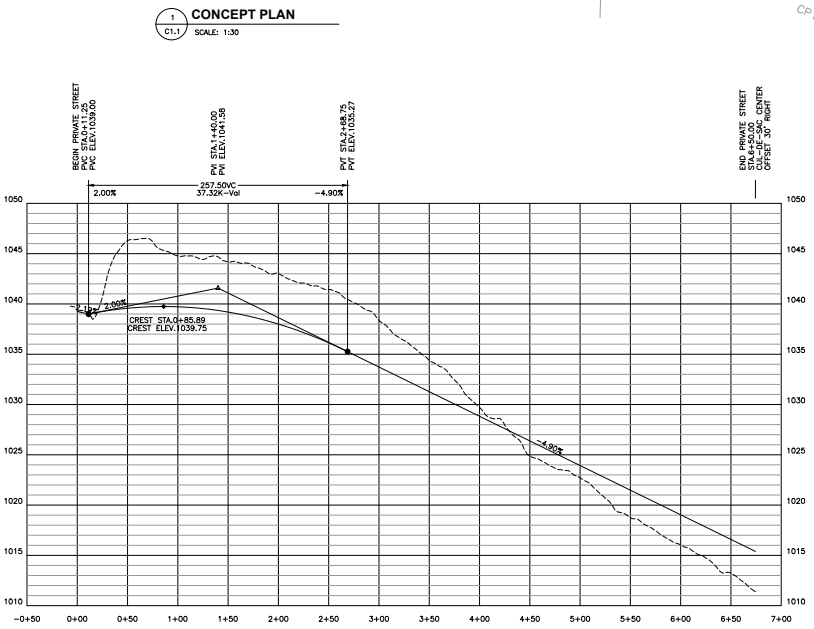
REGISTERED ENGINEER JIMMY H. TAYLOR  
TENNESSEE LICENSE NO. 20038  
DATE: 8/26/19



2 TYPICAL ROAD SECTION  
C1.1 SCALE: NTS

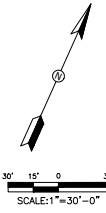


3 TYPICAL LOT LAYOUT  
C1.1 SCALE: 1:20



4 PRIVATE STREET PROFILE  
C1.1 SCALE: 1:50H, 1:50V

10-SB-19-C  
10-G-19-UR  
Revised: 9/23/2019



**Associated Design Group, Inc.**  
1000 N. W. 10th St., Suite 100, Ft. Lauderdale, FL 33304  
TEL: 954.571.1111 FAX: 954.571.1112  
WWW.ASOCIATEDDESIGN.COM

**CONCEPT PLAN FOR EMMA GRACE RIDGE**  
KNOXVILLE, TN 37710

DATE: 28 AUG 2019  
DRAWN BY: KJL  
NOTED: [blank]  
JOB NUMBER: 19038  
PROJECT: EMMA GRACE RIDGE

REVISIONS:  
NO. DATE DESCRIPTION  
1 09/23/19 REVISED FOR MFC FINAL COMMENTS DATED 09/17/19

THE ENGINEER HAS REVIEWED THE PROPOSED SUBDIVISION AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE METROPOLITAN PLANNING COMMISSION. THE ENGINEER HAS REVIEWED THE PROPOSED SUBDIVISION AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE METROPOLITAN PLANNING COMMISSION. THE ENGINEER HAS REVIEWED THE PROPOSED SUBDIVISION AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE METROPOLITAN PLANNING COMMISSION.

SCALE: 1"=30'-0"

PAGE SEQUENCE OF  
PAGE NUMBER  
**C1.1**



## DEVELOPMENT REQUEST

### DEVELOPMENT

- Development Plan  
 Use on Review / Special Use

### SUBDIVISION

- Concept Plan  
 Final Plat

### ZONING

- Plan Amendment  
 Rezoning



**RALPH SMITH / PLS**

Applicant

**AUG. 26, 2018**

Date Filed

**OCT. 10, 2019**

Meeting Date (if applicable)

*18-5B-19-C, 18-G-19-LR*  
File Numbers(s)

### CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant  Owner  Option Holder  Project Surveyor  Engineer  Architect/Landscape Architect

**RALPH SMITH**

Name

**PLS**

Company

**205 LAMAR AVE.**

Address

**CLINTON**

City

**TN**

State

**37716**

Zip

**865-599-1508**

Phone

**ralph6169@gmail.com**

Email

### CURRENT PROPERTY INFO

**DISNEY JOINT VENTURE**

Owner Name (if different)

**2141 EMORY RD POWELL TN 37849**

Owner Address

**865-947-1581**

Owner Phone

**7606 OLD CLINTON PK POWELL TN 37849**

Property Address

**067AB008**

Parcel ID

**NE SIDE OLD CLINTON PK, 80' NORTH OF EXT. CL OF W. EMORY RD 4 AC.**

General Location

Tract Size

*7th*  
Jurisdiction (specify district above)  City  County

*PR < 4.8 d/acre*  
Zoning District

*North County*  
Planning Sector

*LDR*  
Sector Plan Land Use Classification

*Planned*  
Growth Policy Plan Designation

*Vacant*  
Existing Land Use

*N*  
Septic (Y/N)

*Hallsdale Powell*  
Sewer Provider

*Hallsdale Powell*  
Water Provider

# REQUEST

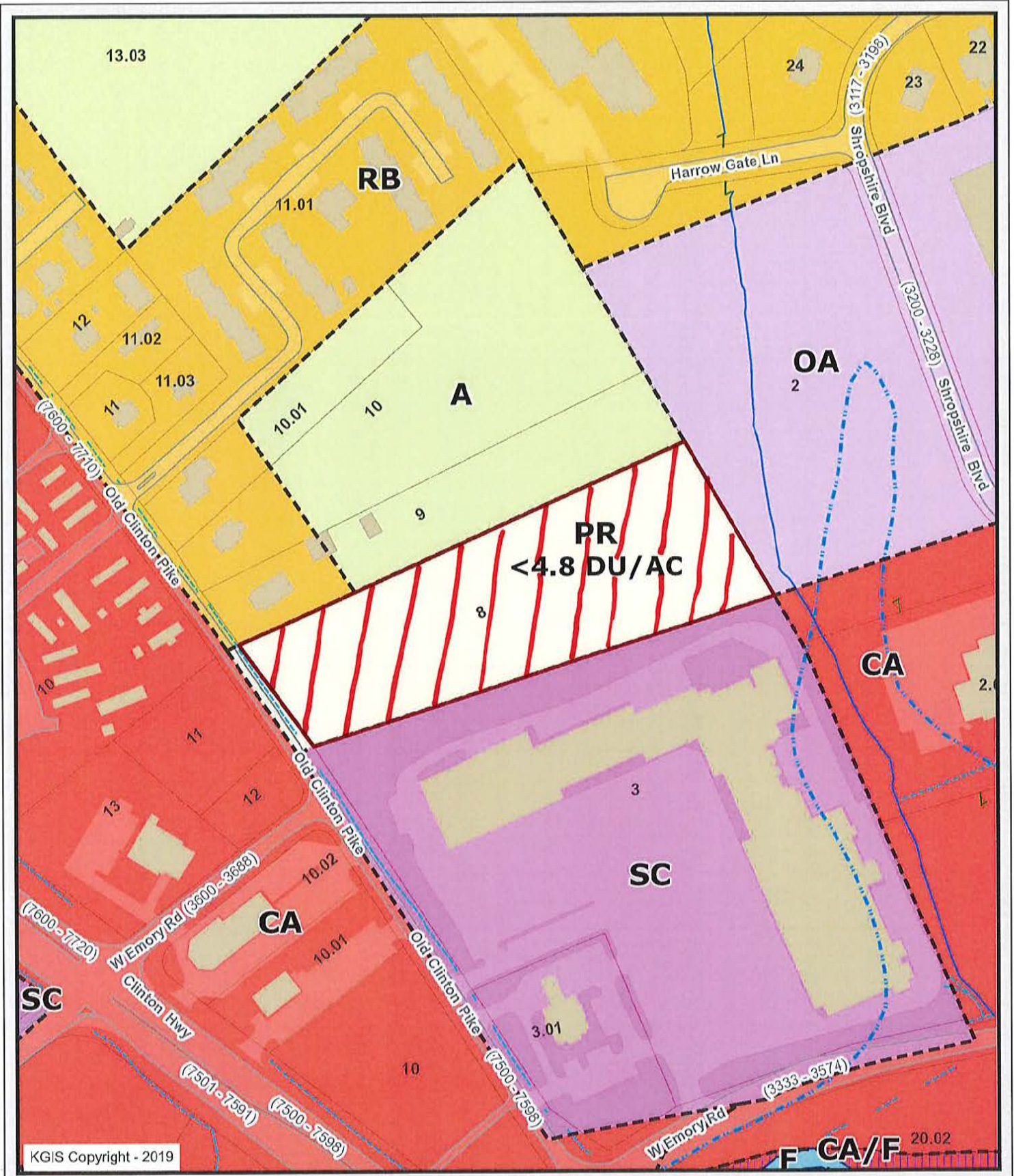
DEVELOPMENT	<input type="checkbox"/> Development Plan	<input checked="" type="checkbox"/> Use on Review / Special Use
	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-Residential
	<input type="checkbox"/> Home Occupation (specify): _____	
<input type="checkbox"/> Other (specify): _____		
SUBDIVISION	<u>Emma Grace Ridge</u> _____	
	<input type="checkbox"/> Proposed Subdivision Name	Unit / Phase Number
	<input checked="" type="checkbox"/> Parcel Change	
	<input type="checkbox"/> Combine Parcels	<input checked="" type="checkbox"/> Divide Parcel
		Total Number of Lots Created: <u>9</u>
<input type="checkbox"/> Other (specify): _____		
<input type="checkbox"/> Attachments / Additional Requirements		
ZONING	<input type="checkbox"/> Zoning Change: _____	
	Proposed Zoning	
	<input type="checkbox"/> Plan Amendment Change: _____	
	Proposed Plan Designation(s)	
	<input type="checkbox"/> Proposed Property Use (specify)	
Proposed Density (units/acre)		Previous Rezoning Requests
<input type="checkbox"/> Other (specify): _____		

STAFF USE ONLY	<b>PLAT TYPE</b>	<b>FEE 1:</b>	<b>TOTAL:</b>
	<input type="checkbox"/> Administrative <input type="checkbox"/> Meeting	<u>1200.00</u>	
	<b>ATTACHMENTS</b>	<b>FEE 2:</b>	
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<u>TK</u>	
<b>ADDITIONAL REQUIREMENTS</b>	<b>FEE 3:</b>		
<input type="checkbox"/> Design Plan Certification (Final Plat only)	<u>TK</u>		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan only)			
<input type="checkbox"/> Traffic Impact Study		<u>1200.00</u>	

## AUTHORIZATION

 \_\_\_\_\_  \_\_\_\_\_ 8/26/19 \_\_\_\_\_  
 Staff Signature Please Print Date

Ralph V. Smith III \_\_\_\_\_ **Ralph V. Smith III** \_\_\_\_\_ **8/26/19** \_\_\_\_\_  
 Applicant Signature Please Print Date

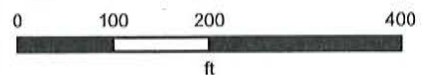


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### Letter Portrait



Printed: 9/3/2019 at 8:59:57 AM



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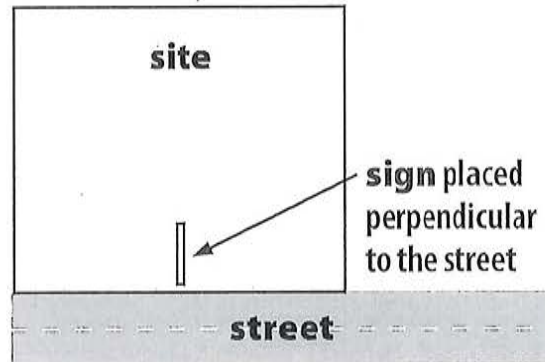
## REQUIRED SIGN POSTING AGREEMENT

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 MPC Administrative Rules and Procedures.

At the time of application, MPC 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 MPC 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. MPC 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 MPC 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 MPC 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:

9/25/19 and 10/11/19  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Ralph V. Smith

Printed Name: RALPH V. SMITH

Phone: 865-599-1508 Email: ralph6169@gmail.com

Date: 8/26/19

MPC File Number: 10-SB-19-C, 10-G-19-UR