



USE ON REVIEW REPORT

▶ **FILE #:** 5-I-21-UR

AGENDA ITEM #: 39

AGENDA DATE: 5/13/2021

▶ **APPLICANT:** RICHARD LEMAY, JR.

OWNER(S): Peter Ambrose

TAX ID NUMBER: 119 E C 02201

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 627 Walker Springs Blvd.

▶ **LOCATION:** East of Kidder Ln., and Walker Springs Rd.

▶ **APPX. SIZE OF TRACT:** 3.2 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Walker Springs Rd., a minor collector street with 20 feet of pavement width within 60 feet of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Ten Mile Creek

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

▶ **EXISTING LAND USE:** SFR (Single Family Residential)

▶ **PROPOSED USE:** Two detached residential dwellings on one lot

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single-family and rural residential / RB (General Residential)

South: Vacant land / CA (General Business), F (Floodway)

East: Vacant land / RB (General Residential), F (Floodway)

West: Single-family and multi-family residential / RA (Low Density Residential), PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of single-family and multi-family residential uses in the RA, RB, and PR zones.

STAFF RECOMMENDATION:

▶ **WITHDRAW the request as requested by the applicant.**

The applicant has requested withdrawal of the application because it was determined that two detached residential structures are not permitted on one lot in the RA zone.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

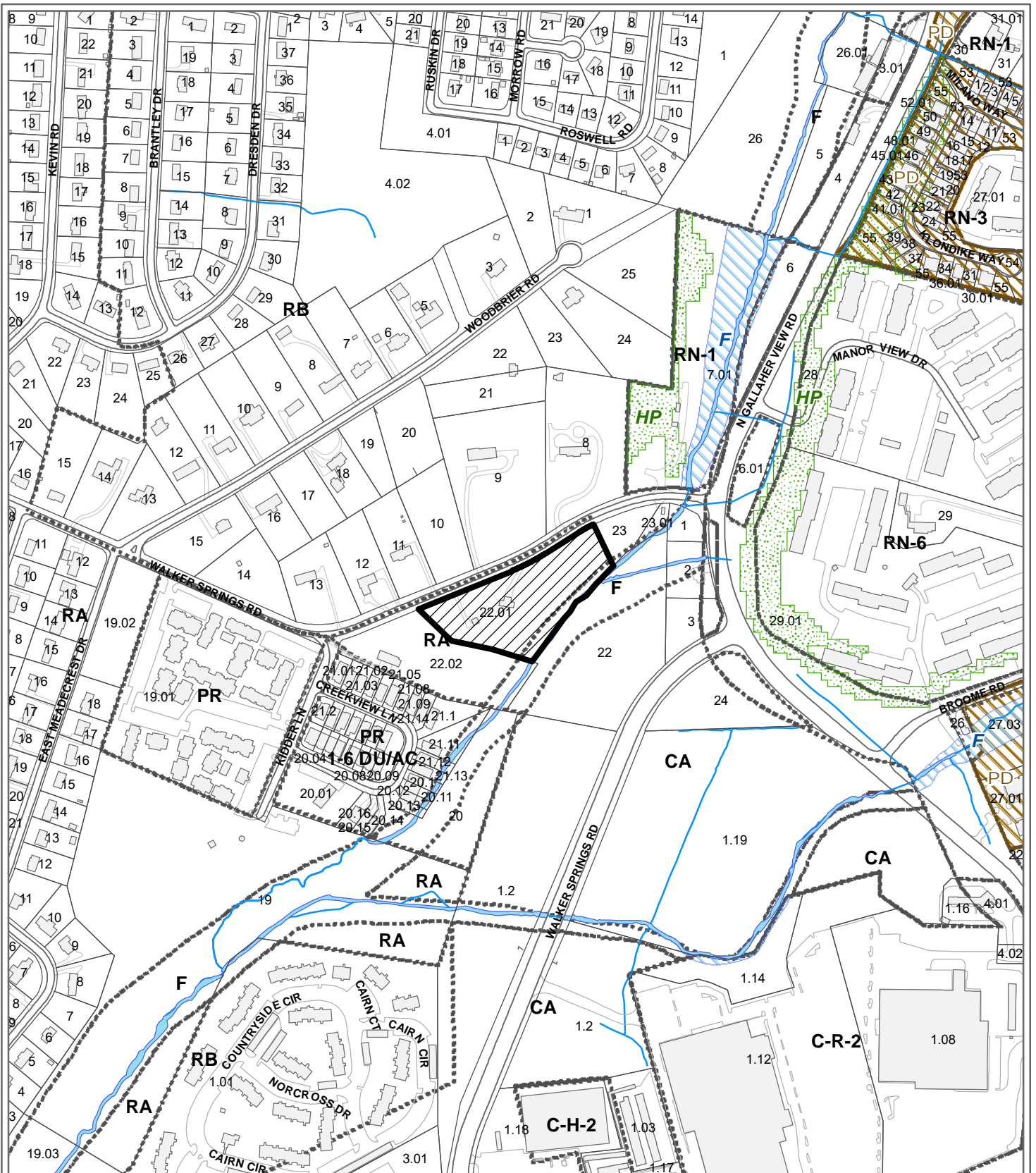
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public school children, grades K-12)

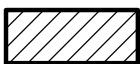
Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Bearden High.

- 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.



**5-I-21-UR
USE ON REVIEW**



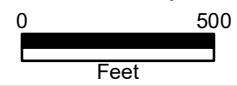
Two detached residential dwellings on one lot in RA (Low Density Residential)

Petitioner: LeMay, Jr., Richard

Map No: 119

Jurisdiction: County

Original Print Date: 4/13/2021
Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902





Request to Postpone • Table • Withdraw

Name of Applicant: LeMay and Associates
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 5-1-21-UR

Date Scheduled for Planning Review: May 13, 2021

Date Request Filed: 5/4/2021 Request Accepted by: Michael Reynolds

REQUEST

Postpone
Please postpone the above application(s) until:

DATE OF FUTURE PUBLIC MEETING

Table
Please table the above application(s).

Withdraw
Please withdraw the above application(s).

State reason for request:
Staff comments.

Eligible for Fee Refund? Yes No
Amount: _____
Approved by: _____
Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Richard LeMay (agent)

PLEASE PRINT
Name: Richard LeMay

Address: 10816 Kingston Pike

City: Knoxville State: TN Zip: 37934

Telephone: 671-0183

Fax: _____

E-mail: rlemay@lemayassociates.com

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

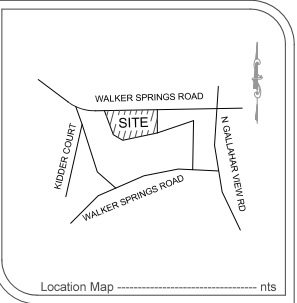
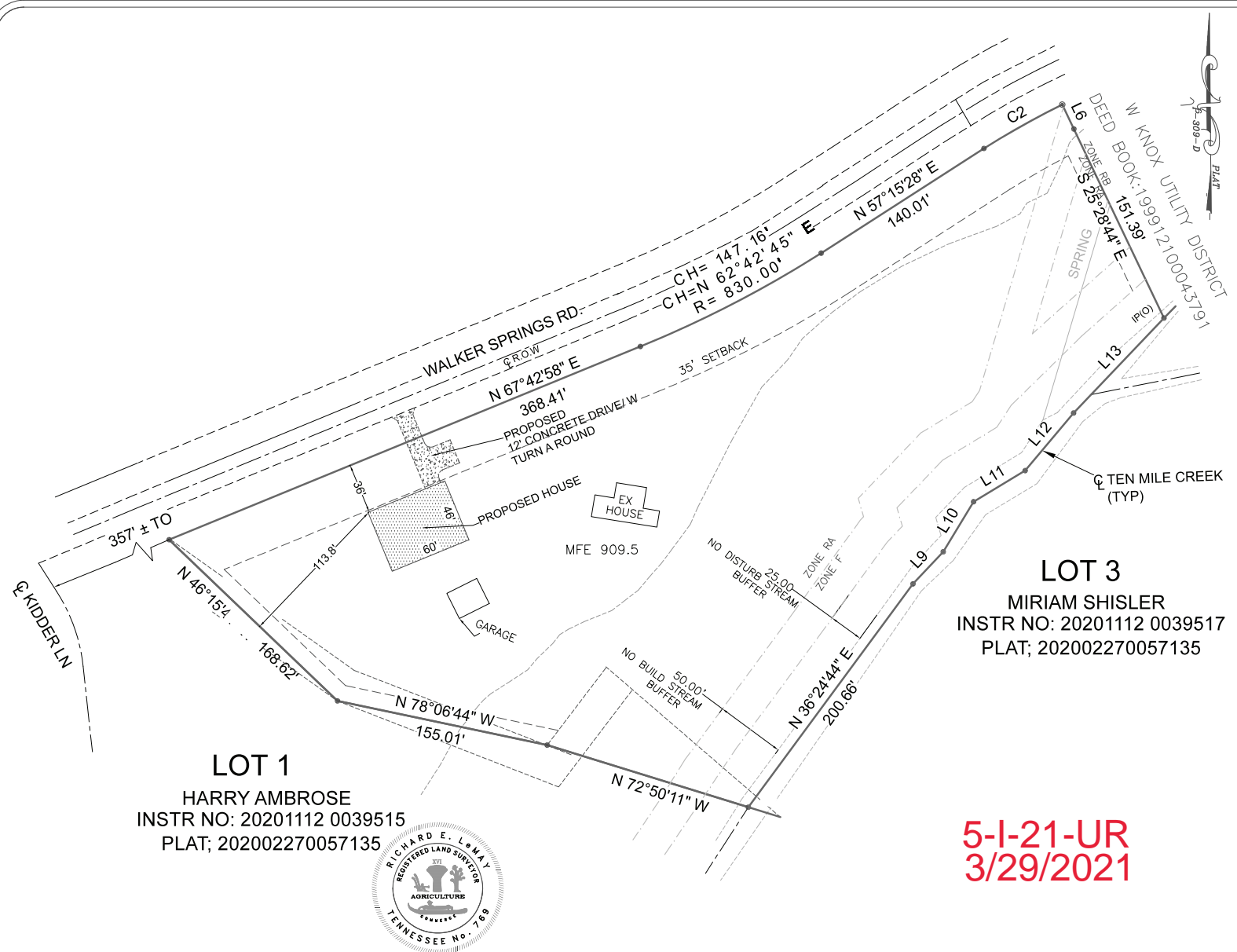
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



- LEGEND**
- - IRON PIN (OLD)
 - ⊙ - IRON PIN (SET)
 - ⊙ - SANITARY SEWER MH

LOT 1
HARRY AMBROSE
 INSTR NO: 20201112 0039515
 PLAT; 202002270057135

LOT 3
MIRIAM SHISLER
 INSTR NO: 20201112 0039517
 PLAT; 202002270057135

5-1-21-UR
3/29/2021

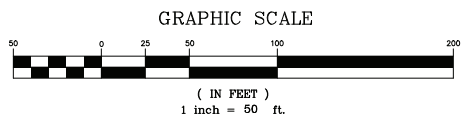


I hereby certify that the survey shown hereon is a category 1 survey and that the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon, no title opinion was furnished to this surveyor and easements shown and or not apparent in the field may or may not be discovered by a title search by a title attorney.

Surveyor
 Tenn. Reg. No. 789

FLOOD NOTE:
 This property is found to be in ZONE "AE" & ZONE "X" of the FEMA Flood Insurance Rate Map No. 47093C0262F which bears an effective date of 05/02/2007 and zone "AE" portion is in a Special Flood Hazard Area.

- SITE NOTES**
1. CORNER MONUMENTS AS SHOWN HEREON
 2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 3. STANDARD UTILITY AND DRAINAGE EASEMENT NOTE: TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAYS AND FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES
 4. DEED REFERENCE: INSTRUMENT # 20201112 0039516
 5. PLAT REFERENCE: 202002270057135
 6. PROPERTY SHOWN ON MAP 119 EC PARCELS: 22.02
 7. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
 8. TOTAL LOTS: 1
 9. TOTAL AREA: 13.74 ACRES
 10. PROPERTY ZONE: RA, F, CA
 11. SETBACKS PER ZONING



OWNER: LOT 2
AMBROSE PETER B
 627 WALKER SPRINGS RD
 KNOXVILLE, TN 37923
 (865) 446-1445

USE ON REVIEW PLAN FOR LOT 2

AMBROSE & SHISLER PROPERTY		
Scale: 1"= 30'	Approved by: Rel	Drawn by: REL,jr
DATE: 03-26-2021	LATEST REVISION:	
DISTRICT 6 * KNOX COUNTY * TENNESSEE		
MAP 119 EC PARCEL 02201		
DRAWING NO:		5555-FF

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

PH: (865) 671-0183
 FAX: (865) 671-0213
 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37922



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Richard LeMay Jr.

Applicant Name	Affiliation	
3/29/2021	5/13/2021	File Number(s)
Date Filed	Meeting Date (if applicable)	5-I-21-UR

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

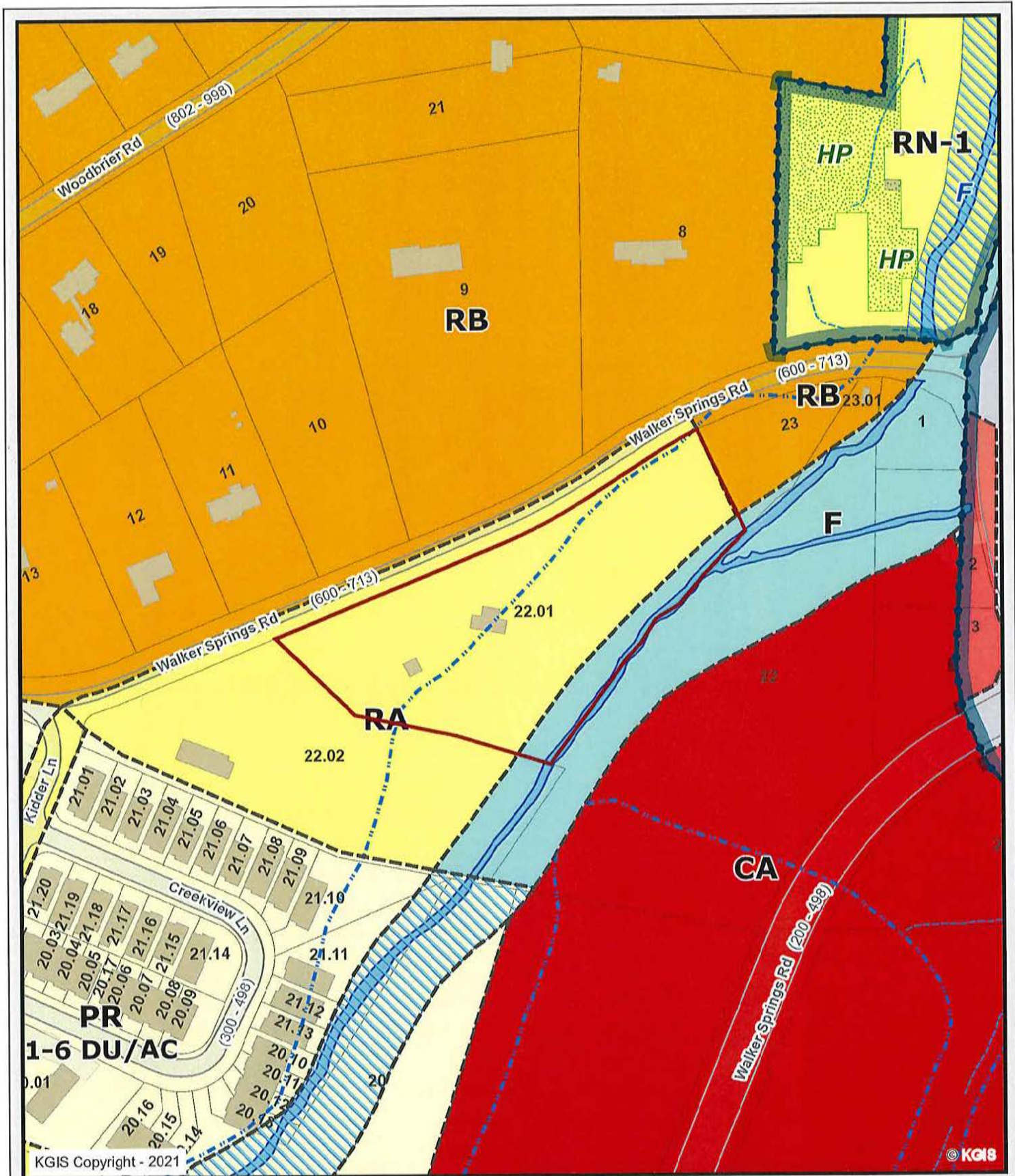
Richard LeMay	LeMay & Associates
Name	Company
10816 Kingston Pike	Knoxville TN 37934
Address	City State ZIP
(865)671-0183	rlemay@lemayassocaites.com
Phone	Email

CURRENT PROPERTY INFO

Peter Ambrose	627 Walker Springs Rd	(865)446-1445
Owner Name (if different)	Owner Address	Owner Phone
627 Walker Springs Rd	119EC02201	
Property Address	Parcel ID	
FUD	FUD	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

East of Kidder LN and Walker Springs Rd	3.2 ac +/-
General Location	Tract Size
<input type="checkbox"/> City <input checked="" type="checkbox"/> County	
6 District	RA,F,CA Zoning District
Northwest County	SFR Existing Land Use
MDR	Urban Groth
Planning Sector	Sector Plan Land Use Classification
	Growth Policy Plan Designation



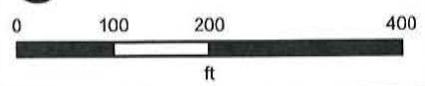
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Letter Portrait



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