

# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 5-SA-21-C

**AGENDA ITEM #:** 31

5-B-21-UR

**AGENDA DATE:** 5/13/2021

► **SUBDIVISION:** CREEK VALLEY ESTATES

► **APPLICANT/DEVELOPER:** JOSH SANDERSON PRIMOS LAND COMPANY, LLC

OWNER(S): Primos Land Company, LLC

TAX IDENTIFICATION: 77 098 & PART OF 148

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 8520 W. Emory Rd. (0 Beaver Ridge Rd.)

► **LOCATION:** South side of W. Emory Rd., west side of Beaver Ridge Rd., southeast of Henderson Rd. intersection

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 31.12 acres

► **ZONING:** PR (Planned Residential) pending & F (Floodway)

► **EXISTING LAND USE:** Agricultural / Vacant land

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This is a rural area characterized by large lots with single family detached dwellings. There are a few low density subdivisions located to the west and north east of the subject property.

► **NUMBER OF LOTS:** 42

SURVEYOR/ENGINEER: Wanis A. Rghebi, P.E. / SEC, LLC

ACCESSIBILITY: Access is via W. Emory Rd, a major arterial street with 20-FT of pavement width within 50-90-FT of right-of-way, and via Beaver Ridge Rd., a major collector with 20-FT of pavement width within 50-FT of right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- 1) REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD "B" FROM 250' TO 100' AT STA 3+16.79.
- 2) REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD "C" FROM 250' TO 100' AT STA 4+26.35.

## STAFF RECOMMENDATION:

► **APPROVE** alternative design standards 1-2 on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

**APPROVE** the Concept Plan subject to 10 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Providing a 25-FT common area on the final plat between W. Emory Road and Beaver Ridge Road for any double frontage lot that has an average depth less than 150-FT per Section 3.02.A.4 (Double Frontage Lots) of the Knoxville-Knox County Subdivision Regulations.
4. Providing a note on the plat that the minimum finished floor elevation is 1-foot above the 500-year floodplain. The impacted lots are to be identified during the design plan review and approved by Knox County Engineering and Public Works.
5. Identifying the sinkhole on Lots 15 & 16 and the 50-FT buffer on the final plat or providing a geotechnical report prepared by a registered engineer documenting that this depression shown on the topography map is not a sinkhole, with review and approval by Knox County Engineering and Public Works. If this is determined to be a sinkhole, any building construction proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. 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.
10. If applicable, prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, recreational amenities, and drainage system.

► **APPROVE the development plan for up to 42 detached dwelling units on individual lots and reduction of the peripheral setback from 35 feet to 25 feet along W. Emory Road and Beaver Ridge Road frontages where the 25-foot common area is provided, as shown on the Concept Plan, subject to 1 condition.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a use on review.

**COMMENTS:**

This proposal is for a 42-lot residential subdivision on a site that is approximately 31.12 acres and zoned PR up to 3 du/ac. Approximately 10.88 acres are within the F (Floodway) zone and cannot be counted toward the total acreage of the site for calculating the maximum number of dwellings allowed in the development. With the F zoned area removed from the total acreage, the developable area of the site is approximately 20.21 acres and the density is 2.08 du/ac. The FEMA Floodway area is 13.20 acres and if this was used instead of the F zone area, the developable area is approximately 17.92 acres and the density is 2.34 du/ac. In both scenarios, the proposed density is consistent with the maximum density of 3 du/ac.

The applicant has requested a reduction of the peripheral setback from 35-FT to 25-FT where the 25-FT common area is provided along the W. Emory Road and Beaver Ridge Road frontages. This will keep the adjacent lots from having two separate rear setbacks, the standard 15-FT rear setback and the peripheral setback that would have extended 10-FT beyond the 25-FT common area.

The W. Emory Road and Beaver Ridge Road intersection has been identified as requiring improvements by both Knox County Engineering and Public Works and the community in this area. Improvements to this intersection are identified in the draft Mobility Plan 2045 with a horizon funding year of 2026, however, the timing of the improvements may change and are dependent on several factors. This is currently proposed to include the installation of turn lanes and signalization. It is anticipated that the required right-of-way dedication along the W. Emory Road and Beaver Ridge Road frontages of this development will be adequate to allow the road improvements without the need to purchase additional right-of-way.

**DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)**

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The Northwest County Sector Plan recommends LDR (Low Density Residential) uses for this site with a maximum of 5 du/ac. The property was rezoned to PR up to 3 du/ac and the proposed subdivision has a density of 2.08 du/ac (excluding the 10.88 acres zoned F [Floodway]) or 2.34 du/ac (excluding the 13.2 acres classified as Floodway by FEMA).

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. The proposed subdivision will have detached residential lot sizes that are comparable to others in the area.

C. The property was rezoned to PR up to 3 du/ac and the proposed subdivision has a density of 2.08 du/ac (excluding the 10.88 acres zoned F [Floodway]) or 2.34 du/ac (excluding the 13.2 acres classified as Floodway by FEMA).

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed single-family detached subdivision has a similar character as other residential subdivisions in this area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. A significant amount of the subject site is within the FEMA floodway and a majority of the site is within the 100-year or 500-year floodplain. Up to half of the 100-year floodplain can be filled and this line is shown on the Concept Plan as the No-Fill Line and in Exhibit A. The subdivision can meet the Knox County development standards and should have minimal impact on downstream properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development will have direct access to W. Emory Road which is a major arterial street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. If the finished floor elevation of the houses is 1-foot above the 500-year floodplain as required, flooding from Beaver Creek should not pose a hazard.

B. There are no other known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

ESTIMATED TRAFFIC IMPACT: 468 (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: 17 (public school children, grades K-12)

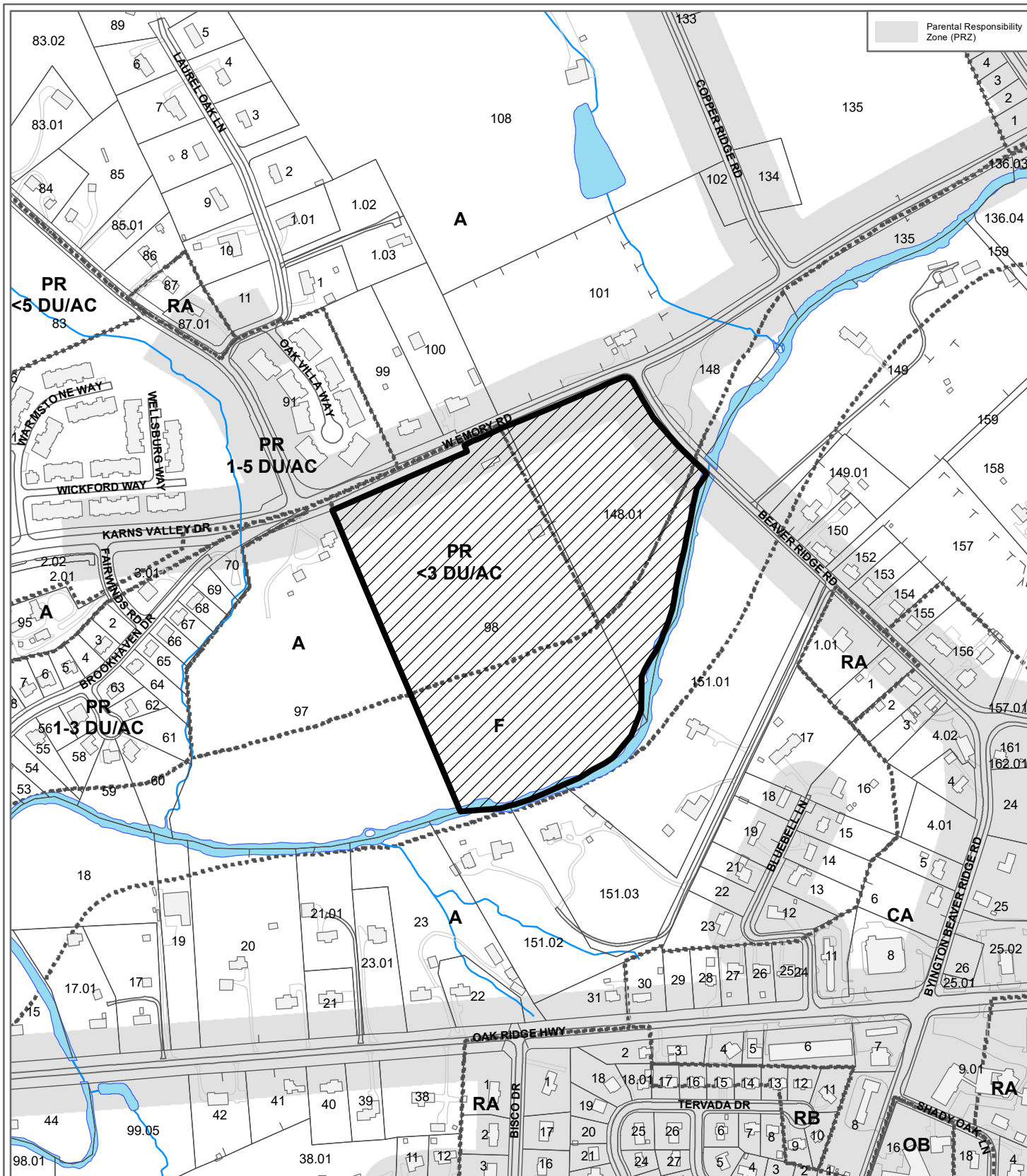
Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- 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.

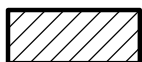
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.





**5-B-21-UR / 5-SA-21-C  
CONCEPT PLAN/USE ON REVIEW**



Detached residential subdivision in PR (Planned Residential) pending & F (Floodway)

Original Print Date: 4/12/2021

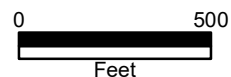
Revised:

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

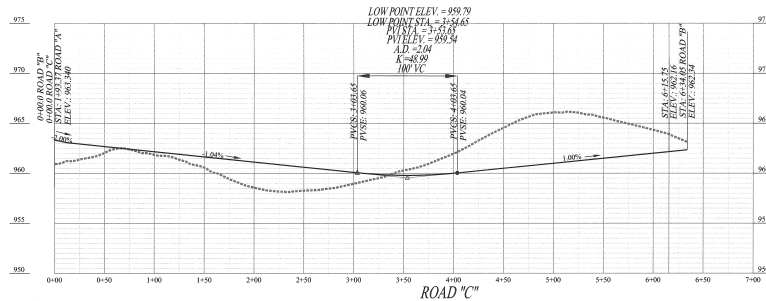
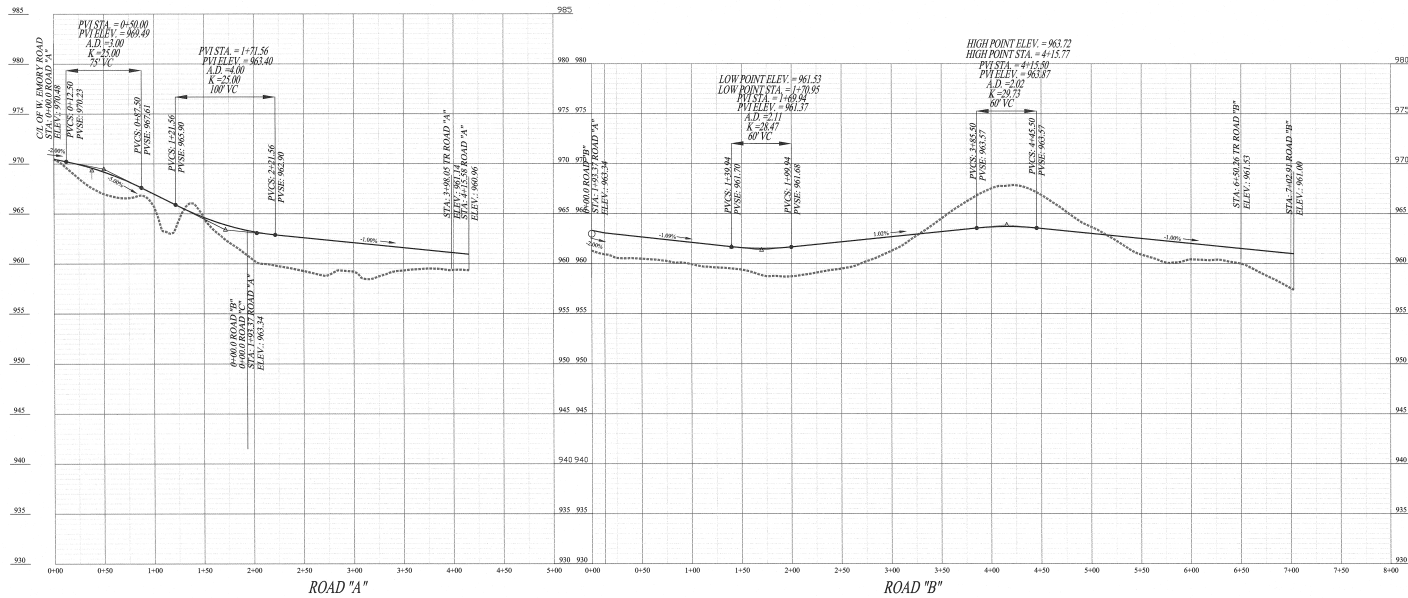
Petitioner: Primos Land Company, LLC,  
Josh Sanderson

Map No: 77

Jurisdiction: County







5-SA-21-C / 5-B-21-UR  
4/20/2021



OWNER/DEVELOPER:  
PRIMOS LAND COMPANY, LLC  
4909 BALL RD.  
KNOXVILLE, TN 37931  
PHONE: (865) 694-7756  
FAX: (865) 693-9699

SITE ADDRESS:  
8520 W. EMORY ROAD  
KNOXVILLE, TENNESSEE 37931

5-SA-21-C  
5-B-21-UR

SOUTHLAND ENGINEERING CONSULTANTS, LLC  
GENERAL CIVIL & LAND SURVEYORS  
4929 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 694-7756  
FAX: (865) 693-9699

DESIGNED	WAR	APPROVED
DRAWN	WAR	
CHECKED	WAR	

NO.	DATE	REVISION	APPR.

CONTOUR INTERVAL: 2'  
(KGIS TOPOGRAPHIC)

SCALE	HORIZONTAL: 1"= 50'
DATE	3-17-21

DEED REFERENCES:
INST. # 200409270026241
INST. # 201812040034261
50 0 50 100
SCALE IN FEET

ROAD PROFILE PLAN  
CREEK VALLEY ESTATES ON W. EMORY ROAD  
CLT MAP 077, PARCEL 148.01  
CLT MAP 077, PARCEL 098  
DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-03-17-21-RP
SHEET 2 OF 3 SHEET(S)





NOTE:  
THREE DAYS PRIOR TO ANY EARTHWORK  
OR CONSTRUCTION CONTRACTOR MUST  
CONTACT:  
TENNESSEE ONE-CALL  
1-800-351-1111  
RECORD AND SAVE YOUR  
CONFIRMATION NUMBER.

NOTES:

1. BORROW MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D998) PRIOR TO PLACEMENT OF FILL. SOILS WILL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 95 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 2 PERCENT OPTIMUM MOISTURE CONTENT. SIX (6) DENSITY TESTS SHOULD BE PERFORMED NO LESS THAN EVERY 15,000 SQUARE FEET OF AREA PER 8-INCH LIFT LAYERS. 1 TEST PER EVERY 50 FEET.
2. COMPACTION TESTING PURSUANT TO THE REQUIREMENTS OF THE KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS SHALL BE REQUIRED FOR ALL FILL AREAS.
3. ALL BMP'S STRUCTURES SHALL BE QUARTERLY INSPECTED.
4. ALL LOW LEVEL OUTLETS SHALL BE PLUGGED DURING CONSTRUCTION TO MAINTAIN DETENTION BASINS AS SEDIMENT PONDS.
5. SEDIMENT PONDS SHALL BE DRAINED AFTER 72 HOURS AFTER THE END OF THE STORM EVENT BY SHOVING THE 8" FILL PIPE HOLE IN THE FORD AS SHOWN ABOVE (SEE DETAILING SHEETS).
6. THERE SHALL BE A WATERPROOF SEAL BETWEEN THE CMP UTILITY AND THE BOP COLLECTION.
7. THE SEDIMENT BASINS SHALL BE BUILT WITHOUT THE LOW LEVEL OUTLET. AFTER THE CONSTRUCTION IS COMPLETE, THE SEDIMENT BASIN(S) SHALL BE CONVERTED TO A DETENTION BASIN(S).
8. TO ENSURE DRAINAGE, THE DETENTION BASIN BOTTOM SHALL BE GRADED TO A MINIMUM OF 2% MINIMUM SLOPE.
9. RIP-RAP SHALL BE PLACED AT ALL PIPE OUTLETS. THE RIP-RAP DRAINAGE SHALL BE 6" DIA.
10. THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.
11. ALL PIPE PIPES MUST MEET SPECIFICATION TESTING PER TOOT SPECIFICATION 407.20 PER KNOX COUNTY STORMWATER DRAINAGE COLLECTION GREATER THAN 36" SHALL BE REPLACED AT THE CONTRACTOR'S DISCRETION (SEE DETAILING SHEETS).
12. BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH STAKES OR FENCING PRIOR TO ANY DISTURBANCE.
13. ADD GEOMAT AND RIP RAP AT THE END OF THE SWALES AND THE BORN BANC.
14. GRADING COMPLETION, ALL STEEP SLOPES MUST BE MATTED (SEE MATTING DETAIL).
15. THE LIMIT OF DISTURBANCE SHALL BE MARKED IN THE FIELD PRIOR TO CONSTRUCTION.

5-S-21-C / 5-B-21-UR  
4/20/2021

NOTE:  
TOTAL CUT VOLUME = 25,440 C.Y.  
TOTAL FILL VOLUME = 35,880 C.Y.  
TOTAL GRAVEL AND PAVING VOLUME = 2,130 C.Y.



SITE ADDRESS:  
5132 W. EMORY ROAD  
KNOXVILLE, TENNESSEE 37949

OWNER/DEVELOPER:  
PRIMO LAND COMPANY, LLC  
4809 BALL RD.  
KNOXVILLE, TN 37931  
PHONE: (865) 684-7756  
FAX: (865) 693-9699

Volume Report  
Converting Grid: C:\Carlsen Projects\Data\W.Emory-Beaver-Ridge\Site\W.Emory-Beaver-Creek-SF.gri  
Grid corner locations: 2582474.7, 603965.41 to 2582479.17, 603965.41  
Grid resolution: 749.7, 619 Grid cell size: 5.30, 5.30  
Warning: grid files do not match using resolution of First.  
Area in Cut: 218,203.3 SF, 5.01 Acres  
Area in Fill: 334,281.3 SF, 7.67 Acres  
Total inclusion area: 552,484.6 SF, 12.68 Acres  
Cut to Fill ratio: 0.71 Average Fill Depth: 2.96  
Average Cut Depth: 1.15 Average Fill Depth: 2.96  
Max Cut Depth: 12.58 Max Fill Depth: 15.47  
Cut (C.Y.) / Area (acres): 2006.05  
Fill (C.Y.) / Area (acres): 2808.27  
Cut volume: 686,954.1 CF, 25,442.74 C.Y.  
Fill volume: 968,641.5 CF, 35,875.61 C.Y.

NOC: TNQ

DEED REF: INST # 200409270026241

SOUTLAND ENGINEERING CONSULTANTS, LLC  
GENERAL CIVIL & LAND SURVEYORS  
8008 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 684-7756  
FAX: (865) 693-9699

DESIGNED  
DRAWN  
CHECKED

WAR  
WAR  
WAR

APPROVED  
ENGINEER

NO.	DATE	REVISION	APPR.
1	6-27-08	LAYOUT REVISED	

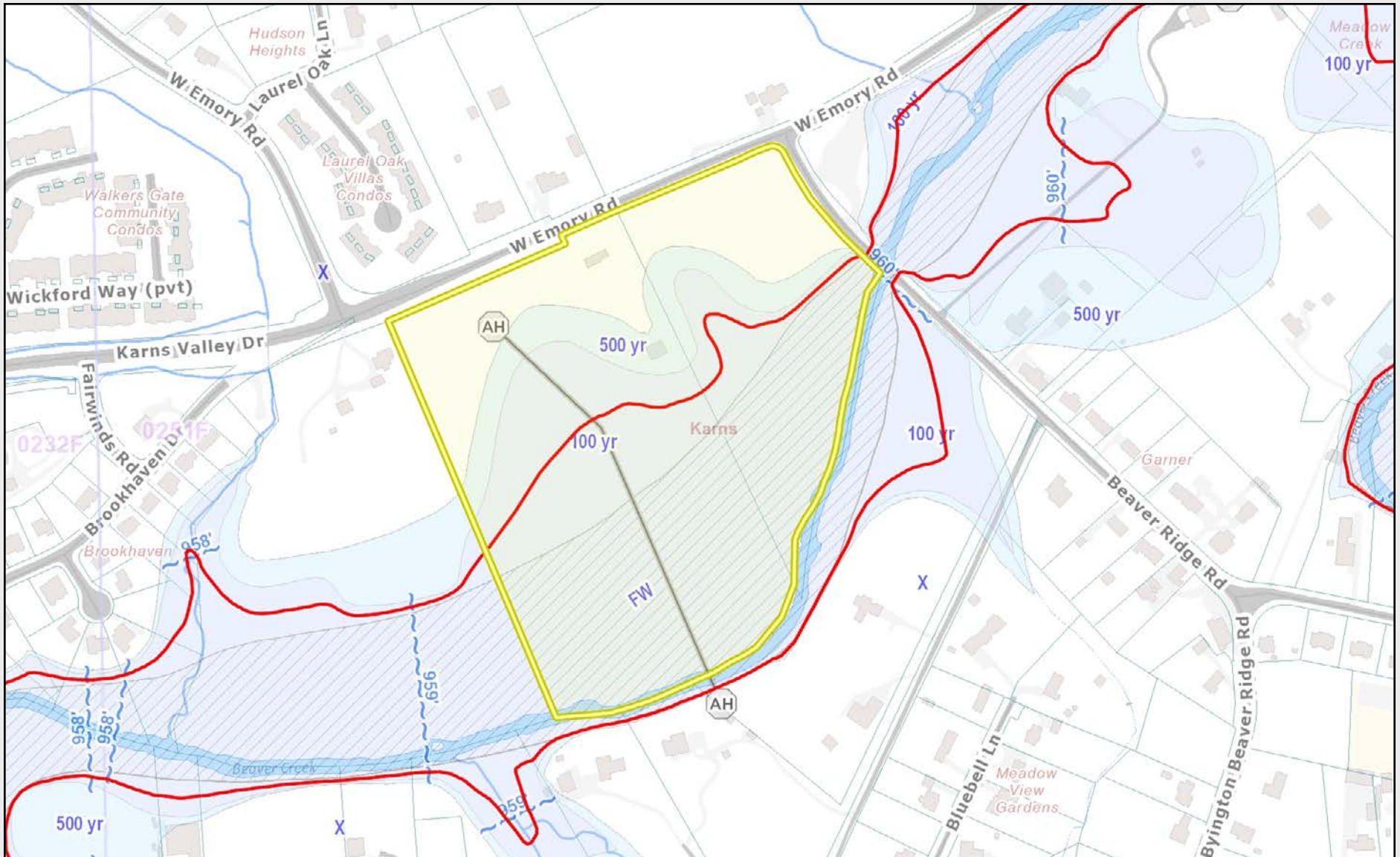
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(KNOX TOPOGRAPHIC)

SCALE  
HORIZONTAL: 1"=40'  
VERTICAL: 1"=20'  
DATE  
1-22-2021

INST. # 200409270026241  
SCALE IN FEET  
60 0 60 120

GRADING PLAN FOR  
CREEK VALLEY ESTATES ON W. EMORY ROAD  
CLT MAP 077, PARCEL 148.01  
CLT MAP 077, PARCEL 098  
DISTRICT 6, KNOX COUNTY, TENNESSEE

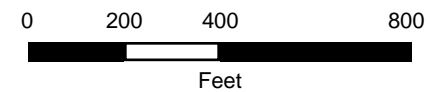
PLC-01-22-21-GP  
SHEET 3 OF 3 SHEET(S)



## FEMA Flood Zones and No-Fill Line

5-SA-21-C / 5-B-21-UR

The red line is the No-Fill Line.



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# 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

Primos Land Company, LLC/ Josh Sanderson (josh@rhsco.com)

Applicant Name

Affiliation

3/18/2021

Date Filed

5/13/2021

Meeting Date (if applicable)

File Number(s)

5-SA-21-C

5-B-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

Wanis A. Rghebi, PE

SEC, LLC

Name

Company

4909 Ball Road

Knoxville

TN

37931

Address

City

State

ZIP

865-694-7756

wrghebi@sengconsultants.com

Phone

Email

## CURRENT PROPERTY INFO

Primos land Company, LLC

4909 Ball Road, Knoxville, Tn 37931

865-694-7756

Owner Name (if different)

Owner Address

Owner Phone

(0) 8345 Beaver Ridge Rd., Knoxville, TN 37931 (077 148)  
8520 W. Emory Rd. (077 098)

077, Parcels 98 & 148 (31.12+- acres)

Property Address

Parcel ID

P10

## STAFF USE ONLY

South side W. Emory Rd., west side Beaver Ridge Rd., southeast of

31.12+- acres

General Location Henderson Rd. intersection

Tract Size

6th

A & F

Jurisdiction (specify district above) ☐ City ☒ County

Zoning District

Northwest County

MDR & SPA

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

farm land

N

WKUD

WKUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

**DEVELOPMENT REQUEST**

☐ Development Plan   ☐ Use on Review / Special Use   ☐ Hillside Protection COA  
☒ Residential   ☐ Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Creek Valley Estates

Proposed Subdivision Name

N/A

☐ Combine Parcels

☒ Divide Parcel

42 lots

Unit / Phase Number

Total Number of Lots Created

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

Related Rezoning File Number

**ZONING REQUEST**

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

077 098 (2-A-21-RZ) PR pending 3/29/21

077 148 (4-G-21-RZ) PR pending

Proposed Density (units/acre)

Previous Rezoning Requests

4/8/21 & 5/24/21

☐ Other (specify) \_\_\_\_\_

Pending Plat File Number

**STAFF USE ONLY****PLAT TYPE**

☐ Staff Review   ☐ Planning Commission

**ATTACHMENTS**

☐ Property Owners / Option Holders   ☐ Variance Request

**ADDITIONAL REQUIREMENTS**

☐ Design Plan Certification (*Final Plat*)

☐ Use on Review / Special Use (*Concept Plan*)

☐ Traffic Impact Study

☐ COA Checklist (*Hillside Protection*)

Fee 1	Total
0406      1300.00 +	
Fee 2      3112.00 (\$100 x 31.12 ac)	
Fee 3	
	\$4412.00

**AUTHORIZATION**

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

Wanis Ali Rghebi, PE

3-17-2021

Please Print

Date

865-694-7756

wrghebi@sengconsultants.com

Phone Number

Email

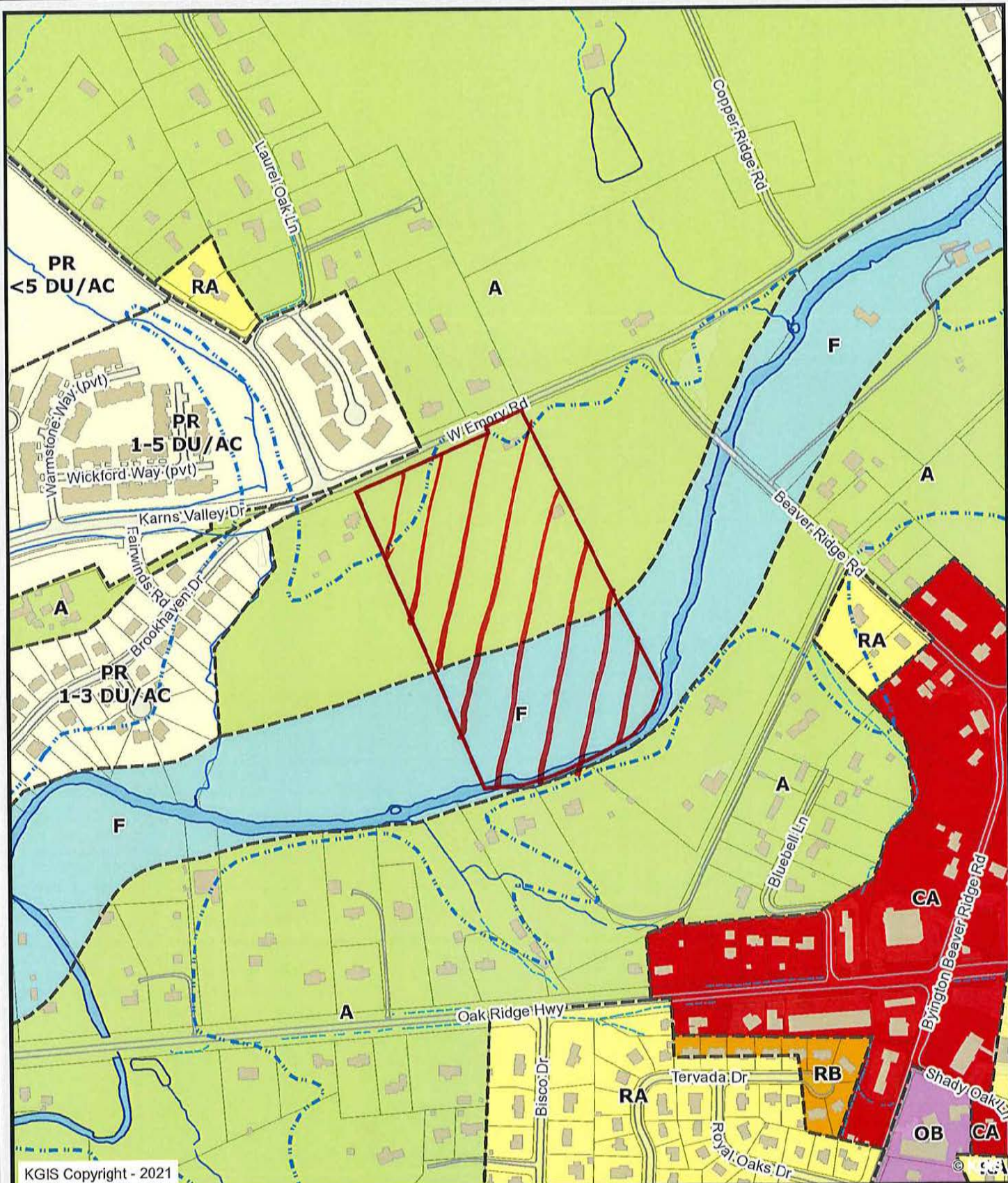
Staff Signature

Sherry Michienzi

Please Print

Date





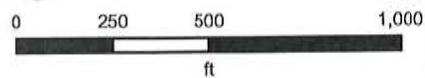
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## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

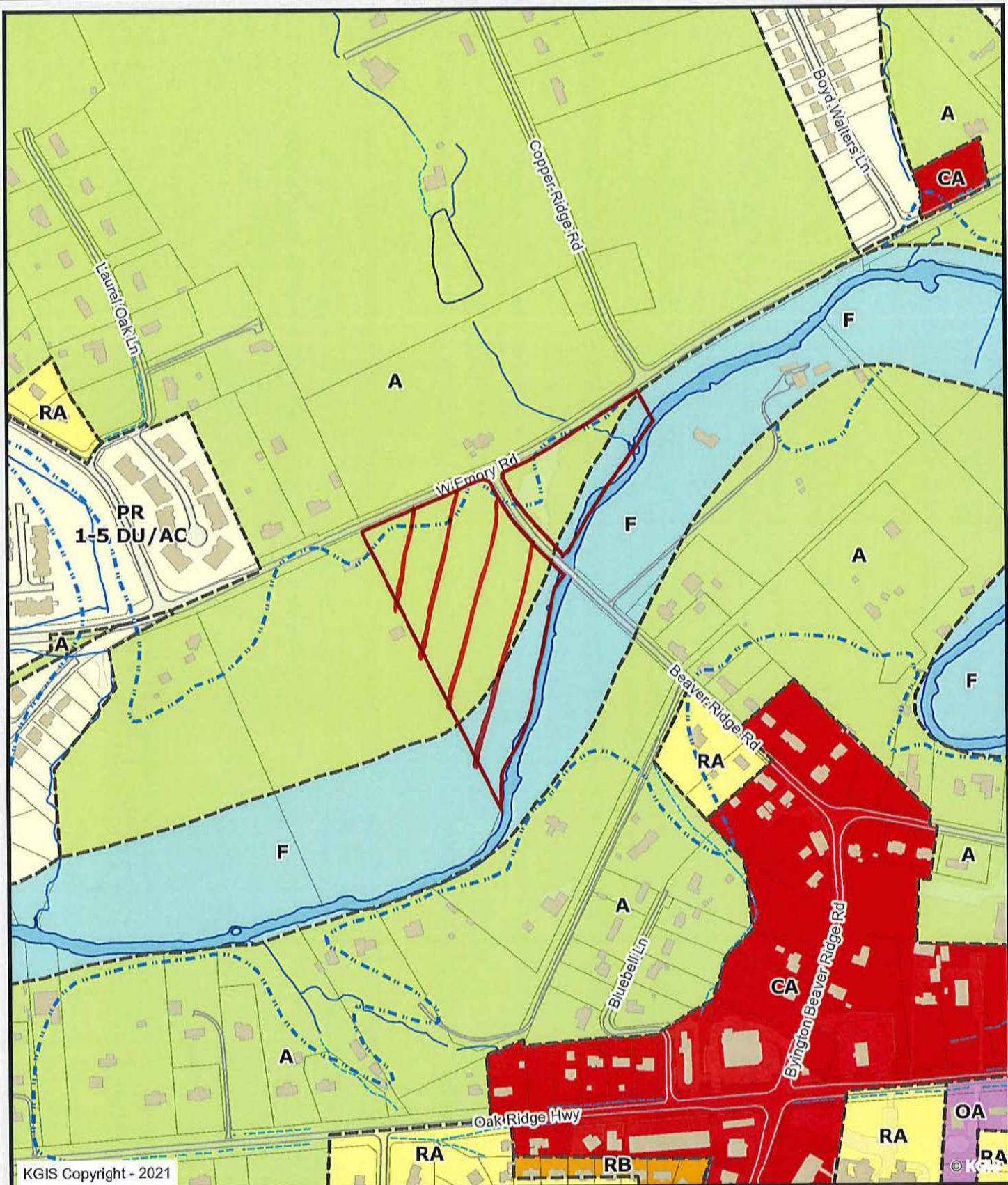


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## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

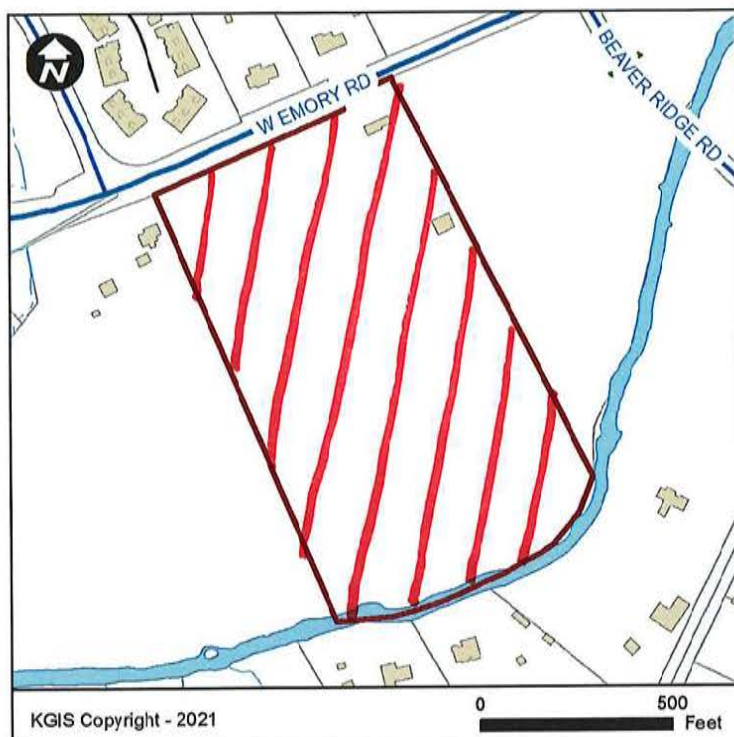


Printed: 3/19/2021 at 8:45:20 AM

0 250 500 1,000  
ft

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**Parcel 077 098 - Property Map and Details Report****Property Information**

Parcel ID: 077 098  
 Location Address: 8520 W EMORY RD  
 CLT Map: 77  
 Insert:  
 Group:  
 Condo Letter:  
 Parcel: 98  
 Parcel Type: NORMAL  
 District: W6  
 Ward:  
 City Block:  
 Subdivision:  
 Rec. Acreage:  
 Calc. Acreage: 19.68  
 Recorded Plat: -  
 Recorded Deed: 20201223 - 0051192  
 Deed Type: Deed:Full Coven  
 Deed Date: 12/23/2020

**Address Information**

Site Address: 8520 W EMORY RD  
 KNOXVILLE - 37931  
 Address Type: DWELLING, SINGLE-FAMILY  
 Site Name:  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

**Jurisdiction Information**

County: KNOX COUNTY  
 City / Township:

**Political Districts**

Voting Precinct: 63  
 Voting Location: Karns Middle School  
 2925 GRAY HENDRIX RD  
 TN State House: 89 Justin Lafferty  
 TN State Senate: 7 Richard Briggs  
 County Commission: 6 Terry Hill  
 (at large seat 10) Larsen Jay  
 (at large seat 11) Justin Biggs  
 School Board: 6 Betsy Henderson  
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

**Owner Information**

PRIMOS LAND COMPANY LLC  
 4909 BALL RD  
 KNOXVILLE, TN 37931

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

**Knoxville-Knox Co. Planning Information**

Census Tract: 59.08  
 Planning Sector: Northwest County  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

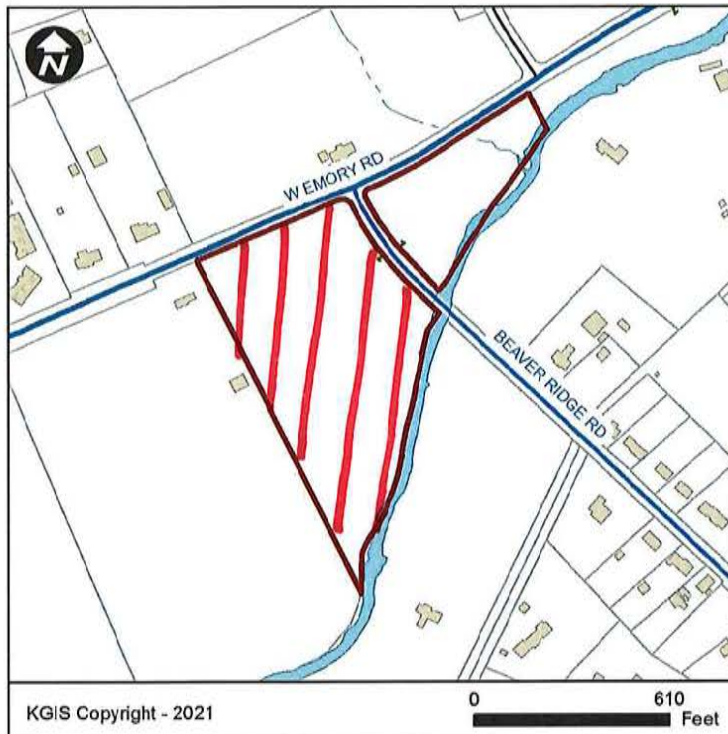
**School Zones**

Elementary: KARNS ELEMENTARY  
 Intermediate:  
 Middle: KARNS MIDDLE  
 High: KARNS HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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**Parcel 077 148 - Property Map and Details Report****Property Information**

Parcel ID: 077 148  
 Location Address: 0 BEAVER RIDGE RD  
 CLT Map: 77  
 Insert:  
 Group:  
 Condo Letter:  
 Parcel: 148  
 Parcel Type: NORMAL DISJ  
 District: W6  
 Ward:  
 City Block:  
 Subdivision: GREENBELT APP #A-2870  
 Rec. Acreage: 15.6  
 Calc. Acreage: 14  
 Recorded Plat: -  
 Recorded Deed: 20181204 - 0034261  
 Deed Type: Deed:Gift Deed  
 Deed Date: 12/4/2018

**Address Information**

Site Address: 0 BEAVER RIDGE RD  
 KNOXVILLE - 37931  
 Address Type: DWELLING, SINGLE-FAMILY  
 Site Name:  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

**Owner Information**

CONNER CYNTHIA D  
 3719 COPPER RIDGE RD  
 KNOXVILLE, TN 37931

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

**Jurisdiction Information**

County: KNOX COUNTY  
 City / Township:

**Knoxville-Knox Co. Planning Information**

Census Tract: 59.08  
 Planning Sector: Northwest County  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

**Political Districts**

Voting Precinct: 63  
 Voting Location: Karns Middle School  
 2925 GRAY HENDRIX RD  
 TN State House: 89 Justin Lafferty  
 TN State Senate: 7 Richard Briggs  
 County Commission: 6 Terry Hill  
 (at large seat 10) Larsen Jay  
 (at large seat 11) Justin Biggs  
 School Board: 6 Betsy Henderson

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

**School Zones**

Elementary: KARNS ELEMENTARY  
 Intermediate:  
 Middle: KARNS MIDDLE  
 High: KARNS HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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