

# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 10-SD-21-C **AGENDA ITEM #:** 30  
10-F-21-UR **AGENDA DATE:** 10/14/2021

► **SUBDIVISION:** SHEPHERDS LANDING  
► **APPLICANT/DEVELOPER:** RELIANCE DEVELOPMENT, LLC  
**OWNER(S):** Donald & Linda Dossett

**TAX IDENTIFICATION:** 20 117 & 119 [View map on KGIS](#)

**JURISDICTION:** County Commission District 8

**STREET ADDRESS:** 6806 & 6812 E. Emory Rd.

► **LOCATION:** South side of E. Emory Road, west of Beeler Road

**SECTOR PLAN:** Northeast County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Beaver Creek

► **APPROXIMATE ACREAGE:** 10.4 acres

► **ZONING:** PR (Planned Residential) (pending)

► **EXISTING LAND USE:** House and vacant land

► **PROPOSED USE:** Attached and detached residential on individual lots

**SURROUNDING LAND USE AND ZONING:** North: E. Emory Rd., single family residential, and agricultural -- A (Agricultural) and PR (Planned Residential)  
South: Agricultural and vacant land -- A (Agricultural) and PR (Planned Residential)  
East: Residences -- A (Agricultural)  
West: Residences and vacant land - PR (Planned Residential) and A (Agricultural)

► **NUMBER OF LOTS:** 53

**SURVEYOR/ENGINEER:** Sara Fisher / Robert G. Campbell & Associates

**ACCESSIBILITY:** Access is via E. Emory Rd, a major arterial street with 22-ft of pavement width within a right-of-way that varies in width from 55-ft to 134-ft.

► **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES:**  
1) Reduce the minimum vertical curve (sag) K-value from 25 to 11 at the intersection of Road 'A' and E. Emory Road.

## STAFF RECOMMENDATION:

► Approve the variance because the site conditions restrict compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard.

Approve the Concept Plan subject to 7 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Providing a minimum building setback of 20-ft from the sight distance easement on lots 13-15.
3. Meeting the requirements of Knox County Engineering and Public Works.
4. Meeting the requirements of the Tennessee Department of Transportation.
5. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
6. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
7. 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, amenities, and drainage system.

► **Approve the development plan for up to 51 attached and 2 detached dwelling units on individual lots and a reduction of the peripheral setback from 35-ft to 25-ft along the west boundary of lots 24-41, 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 (Planned Residential) district and the criteria for approval of a use on review.

**COMMENTS:**

This proposal is for a 53-lot subdivision on this 10.79-acre parcel at a density of 4.91 du/ac. There will be 51 attached houses with access from the new internal public street and 2 detached houses with access from E. Emory Road via a shared driveway. The property was recently rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac (9-B-21-RZ). An eastbound deceleration lane on E. Emory Road must be installed at the entrance of the subdivision. The applicant is providing a short eastbound acceleration lane which is not required. A shoulder on E. Emory Road will be installed by the applicant at the shared driveway for the two houses.

The applicant is requesting a reduction of the peripheral setback from 35-ft to 25-ft on the portion of the western boundary adjacent to the Victoria's Landing subdivision, to the rear of lots 24-41. These lots are adjacent to a large open space in Victoria's Landing. The peripheral setback reduction is warranted because the road will not have to be shifted further to the east, toward the creek, which will help minimize impacts to the creek, and the reduction will not impact adjacent properties.

**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 Northeast County Sector Plan recommends LDR (Low Density Residential) uses for this site with a maximum of 5 du/ac.
- B. The property is in the Planned Growth area of the Growth Policy Plan which allows a maximum of 5 du/ac.
- C. The proposed density of 4.91 du/ac is compliant with the recommendations of the Northeast County Sector Plan and the Growth Policy Plan.

**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 detached houses are proposed in the northwest corner of the property facing E. Emory Road. These houses are located between two other detached houses that face E. Emory Road.
- C. The attached houses will be minimally visible from E. Emory Road and are adjacent to open space in the development to the west.
- D. The proposed residential subdivision with two-story attached and detached houses is compatible with the

surrounding detached houses.

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 surrounding residential development includes large and small lot detached houses that are one and two-stories tall.

B. The two detached houses will have a similar setback as other houses that front E. Emory Road.

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

A. The use of the property for an attached residential subdivision will not significantly injure the value of adjacent properties since they are also residential uses.

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

A. The proposed development will have access to E. 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. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

ESTIMATED TRAFFIC IMPACT: 549 (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.

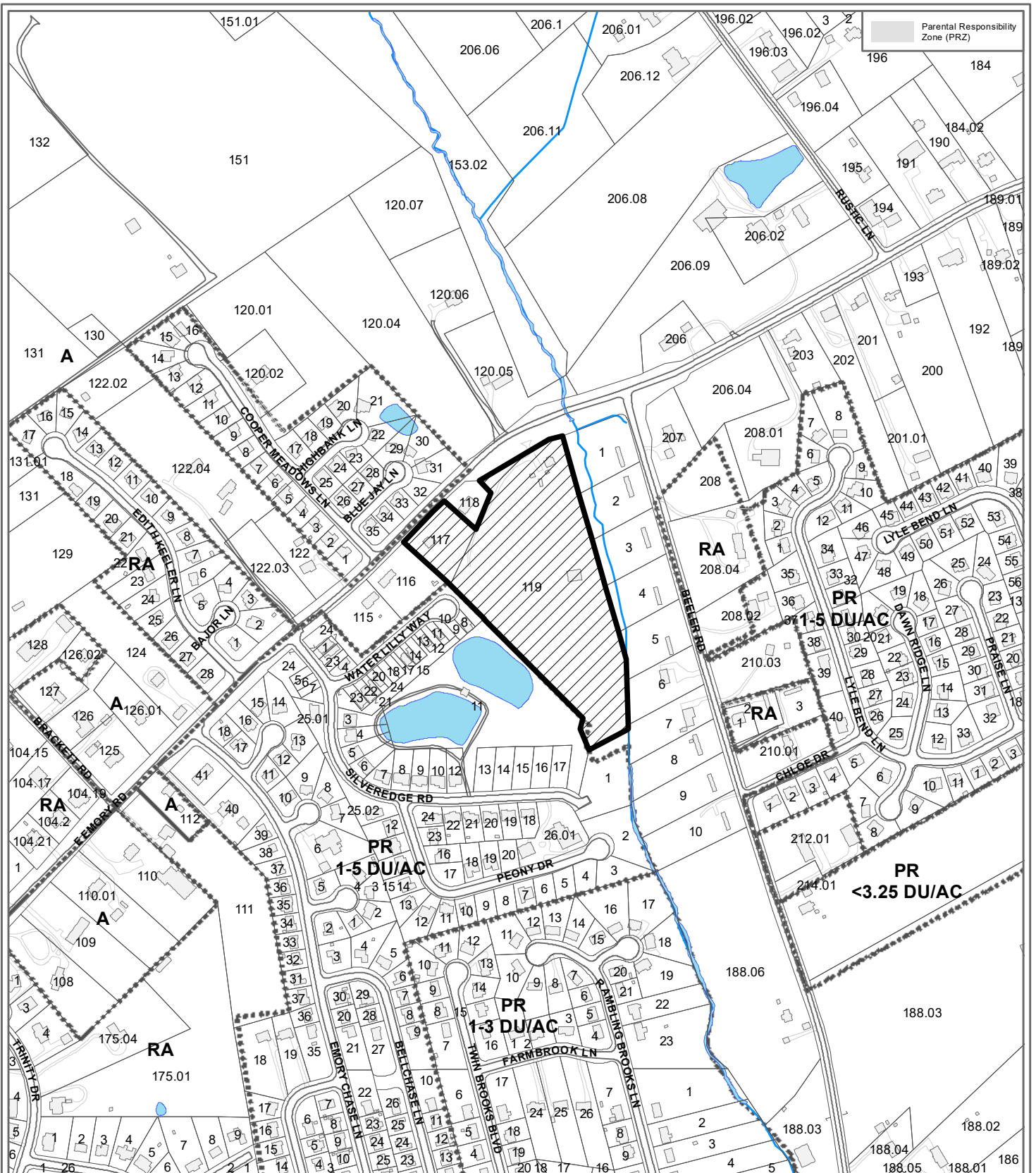
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs 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-SD-21-C / 10-F-21-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached and attached residential subdivision in AG (Agricultural)

Original Print Date: 9/9/2021  
Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Reliance Development, LLC  
Undefined

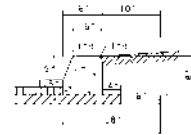
Map No: 20  
Jurisdiction: County

0 500  
Feet



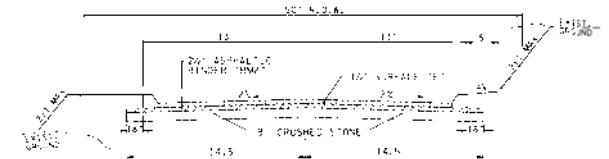






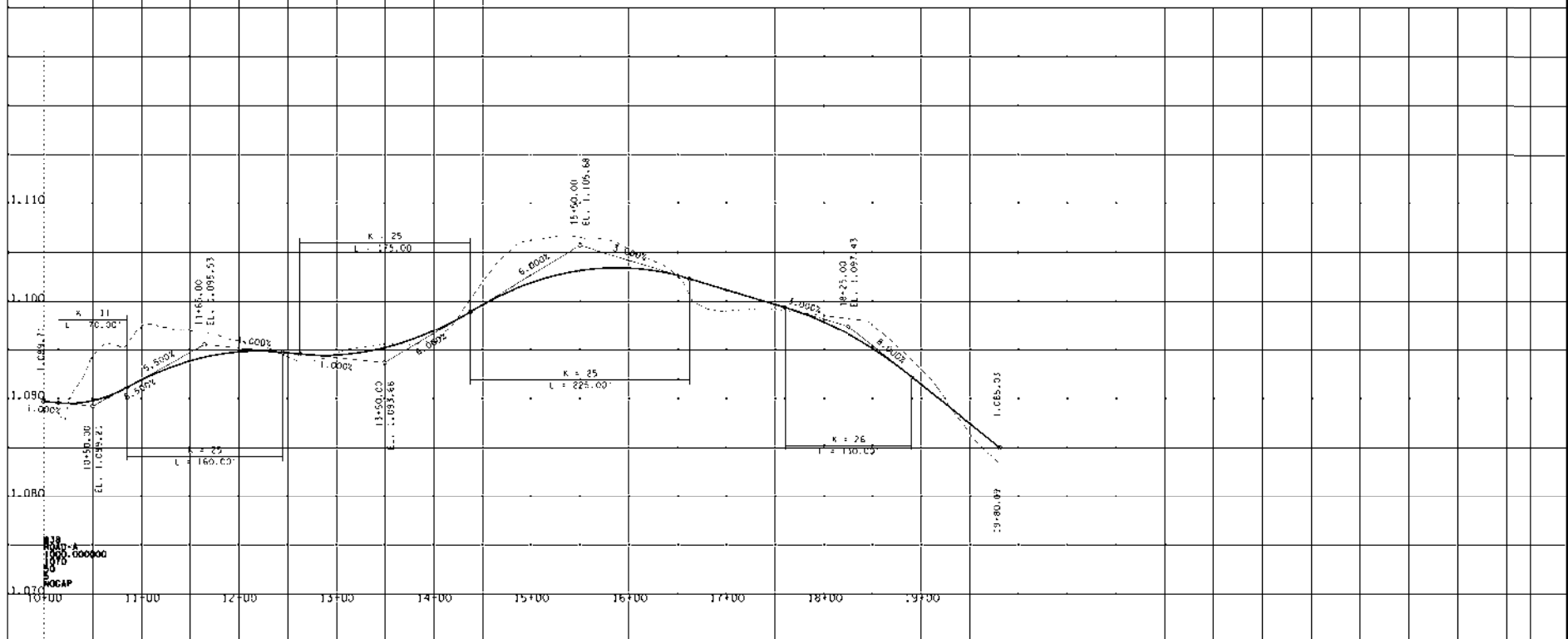
STANDARD DETAIL OF EXTRUDED CURB

10-SD-21-C / 10-F-21-UR  
9/28/2021



TYPICAL 2 LANE STREET  
PUBLIC ROADS

WORKING MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM PER CENT AND OPTIMUM MOISTURE CONTENT TO ASSURE PROPER PLACEMENT OF FILL.  
FILL SHALL BE COMPACTED IN LIFTS OF 4" THICKNESS OR LESS IN ORDER TO ACHIEVE A MINIMUM OF 95 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY PLUS COMPACTION DEPTH.  
OPTIMUM MOISTURE CONTENT SHALL BE DETERMINED BY TESTS AND SHALL BE MAINTAINED IN LIFT EXCAVATION CORRECTION SHALL BE MADE FROM LIFT ABOVE NEXT LIFT EXCAVATION SHALL BE 4" MAX REQUIRED FOR FILL. SURFACE MUST BE 1% OR GREATER.





# 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

Reliance Development, LLC

Applicant Name

Affiliation

8-26-21

October 14, 2021

Date Filed

Meeting Date (if applicable)

File Number(s)

10-SD-21-C  
10-F-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

Sara Fisher

Robert G. Campbell & Associates

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

865-947-5996

sara.fisher@rgc-a.com

Phone

Email

## CURRENT PROPERTY INFO

Donald & Linda Dossett

7133 E Chermont Cir

Owner Name (if different)

Owner Address

Owner Phone

6812 E Emory Road & 6806 E Emory Rd

CLT Map 20 Parcels 117 & 119

Property Address

Parcel ID

HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

South side of E Emory Road, due West of Beeler Road

General Location

10.4 ac +/-

Tract Size

☐ City ☒ County

8th

District

Ag

Zoning District

SFR, RR

Existing Land Use

Northeast County

LDR, ~~KK~~, SP, HP

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation



**DEVELOPMENT REQUEST**

☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA  
☒ Residential ☐ Non-Residential  
Home Occupation (specify) \_\_\_\_\_

Related City Permit Number(s)

**Rezoning:**  
**9-B-21-RZ**

Other (specify) This Concept is indicating the creation of 53 lots**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_

Related Rezoning File Number \_\_\_\_\_

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel  
Total Number of Lots Created \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements \_\_\_\_\_**ZONING REQUEST**

☐ Zoning Change  
Proposed Zoning \_\_\_\_\_

Pending Plat File Number \_\_\_\_\_

☐ Plan Amendment Change  
Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_**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	\$2340.00	\$2340.00
Fee 2		
Fee 3		

**AUTHORIZATION**

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

Applicant Signature

Aziz A. Kherani

Reliance Development, LLC

Please Print

08/30/2021  
Date

865-966-3100

reliancedevelopusa@gmail.com

Phone Number

Email

Marc Payne

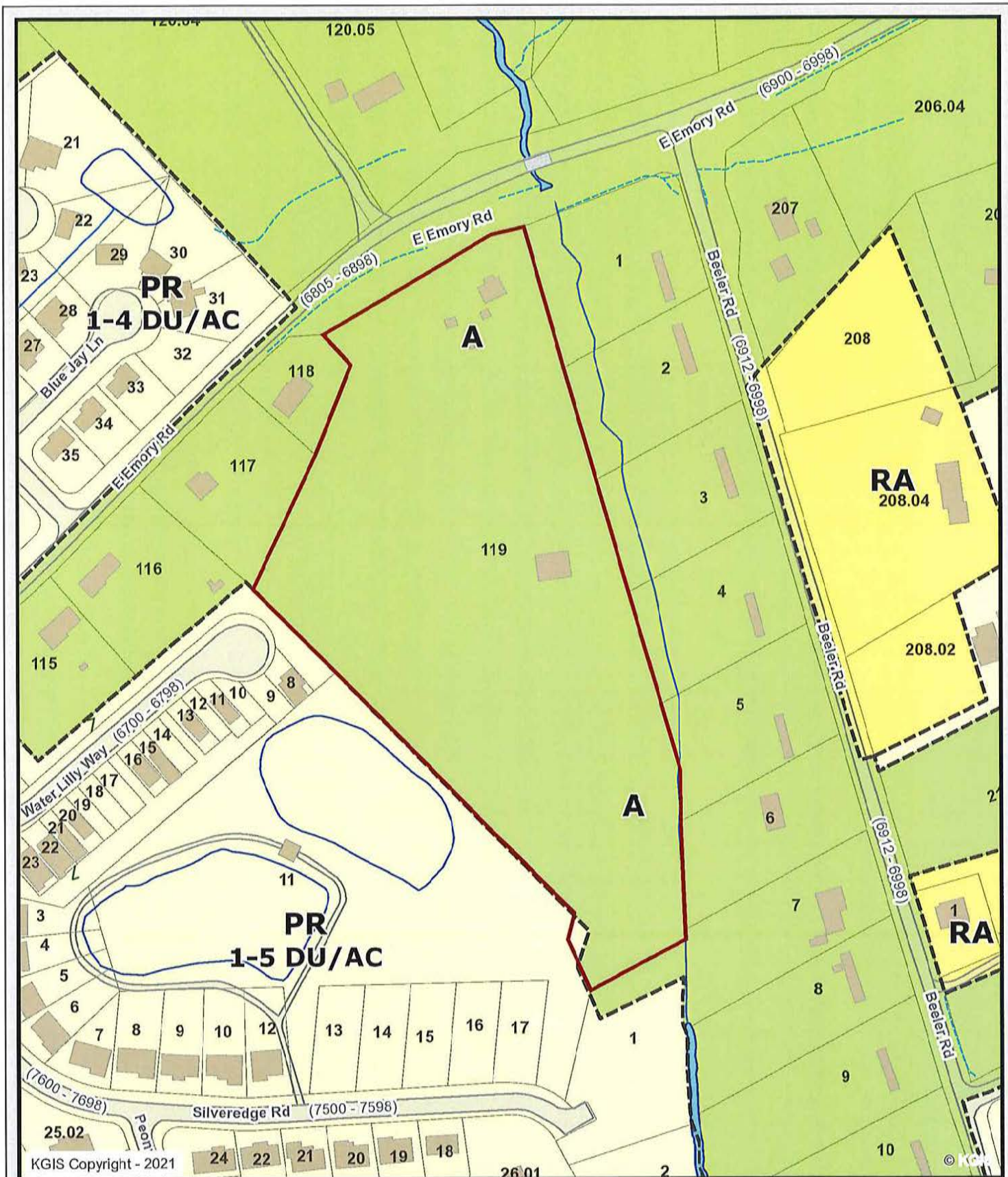
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Staff Signature

Please Print

Date



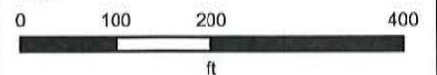


## Zoning Map

Knoxville - Knox County - KUB Geographic Information System



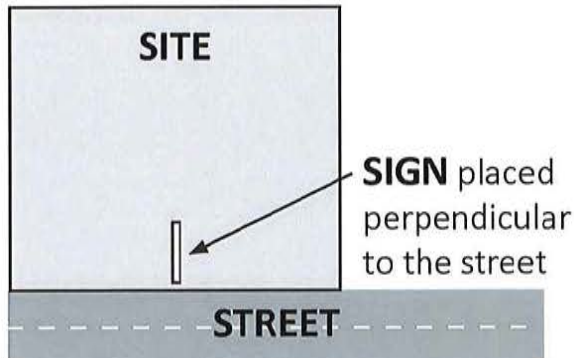
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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

## LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

\_\_\_\_\_ and \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Reliance Development LLC

Date: 8/30/2021

File Number: 10-SD-21-C and 10-F-21-UR



Sign posted by Staff



Sign posted by Applicant