



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 4-SC-22-C **AGENDA ITEM #:** 36
4-E-22-UR **AGENDA DATE:** 4/14/2022

▶ **SUBDIVISION:** 4904 E. EMORY ROAD SUBDIVISION
▶ **APPLICANT/DEVELOPER:** MATTHEW BLACKMON / BLACKMON CONSTRUCTION SERVICES, INC.

OWNER(S): Chris & Leslie Anderson

TAX IDENTIFICATION: 29 058 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4904 E. Emory Rd.

▶ **LOCATION:** Southeast side of E. Emory Road, east side of Thomas Lane

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 1.94 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Single-family residential -- RA (Low Density Residential)
South: Single-family residential -- PR (Planned Residential)
East: Single-family residential -- RA (Low Density Residential)
West: Single-family residential -- PR (Planned Residential)

▶ **NUMBER OF LOTS:** 9

SURVEYOR/ENGINEER: Mark Tucker / Robert G. Campbell & Associates

ACCESSIBILITY: Access is via E. Emory Road, a major arterial road with 24 ft of pavement width within 70 ft of right-of-way; and Thomas Lane, a local street with 20 ft of pavement width within 35 ft of right-of-way.

▶ **SUBDIVISION VARIANCES
REQUIRED:**

STAFF RECOMMENDATION:

▶ **Postpone the Concept Plan until the June 9, 2022 Planning Commission meeting.**

This application must be postponed until at least the June 9, 2022 Planning Commission meeting because the previous request to rezone the property to PR (Planned Residential) was withdrawn at the County Commission meeting. A new rezoning application has been submitted and will be on the May 12, 2022 Planning Commission meeting.

► **Postpone the Use on Review until the June 9, 2022 Planning Commission meeting.**

COMMENTS:

This proposal is for 9 attached dwellings on individual lots. This proposal has an access to E. Emory Road for 3 units and access to Thomas Lane for 6 units.

ESTIMATED TRAFFIC IMPACT: 110 (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.

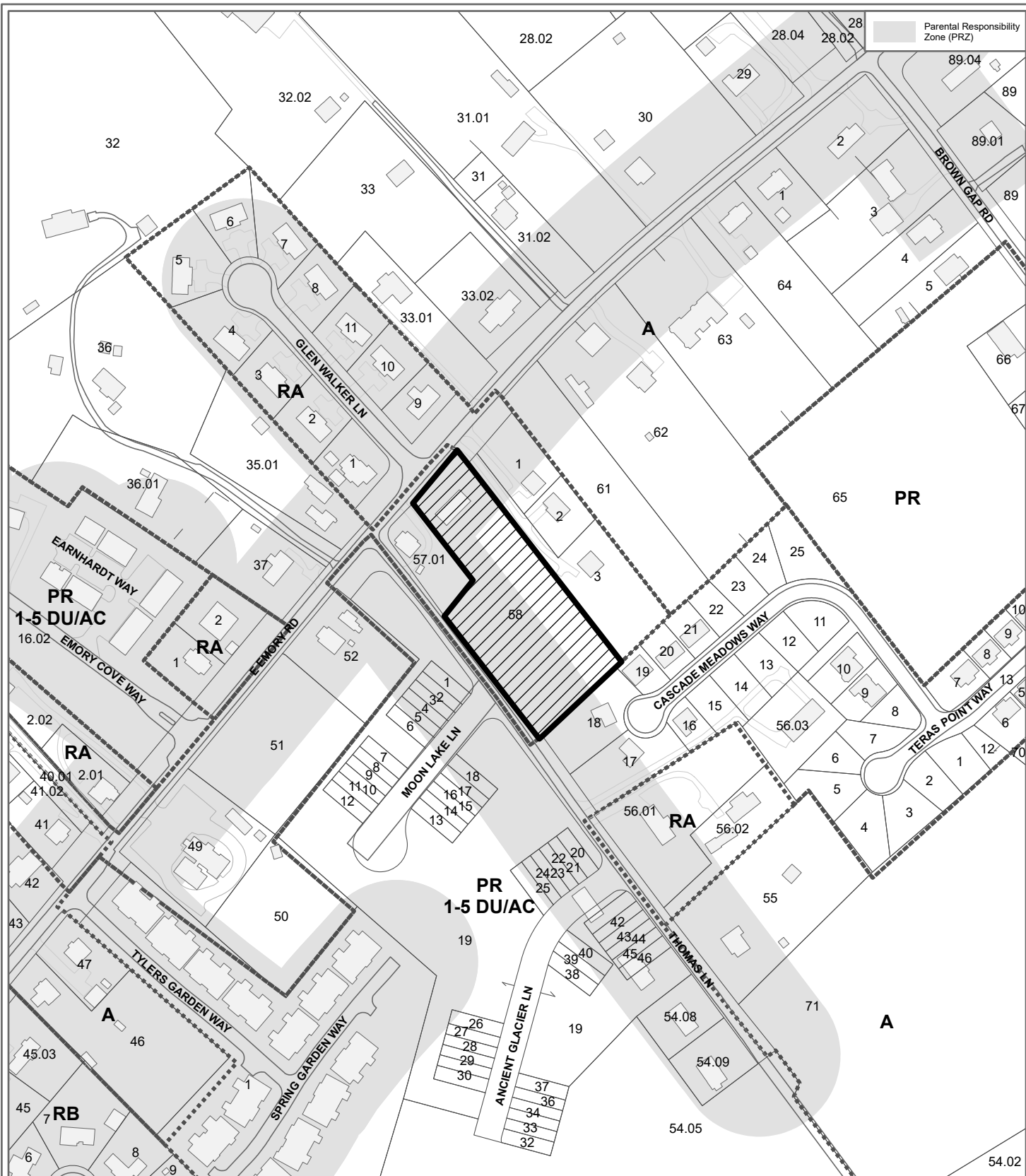
ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

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

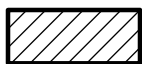
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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.

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.



**4-SC-22-C / 4-E-22-UR
CONCEPT PLAN/USE ON REVIEW**

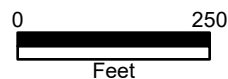


Attached residential subdivision in PR (Planned Residential)

Original Print Date: 3/9/2022 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Blackmon / Blackmon
 Construction Services, Inc.,
 Matthew

Map No: 29
 Jurisdiction: County





Request to Postpone • Table • Withdraw

Chris & Leslie Anderson

4-7-22

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

April 14, 2022

Scheduled Meeting Date

File Number(s)

4-SC-22-C & 4-E-22-UR (4904 E. Emory Rd)

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the June 9, 2022 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than noon on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received prior to public notice and the request is approved by the Executive Director or Planning Services Manager. **The refund check will be mailed to the original payee.*

TABLE

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

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

| | |
|------------------------|---|
| <u>Chris Anderson</u> | dotloop verified 04/06/22 7:25 PM EDT PVT5-BZ0H-F0VB-DTU2 |
| <u>Leslie Anderson</u> | dotloop verified 04/06/22 7:27 PM EDT 3VOY-GFEM-97BN-TLHO |

Chris Anderson

Please Print
Leslie Anderson

Phone Number

Email

STAFF ONLY

[Signature]

Michael Reynolds

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

Robert G. Campbell & Associates

865-947-5996

7523 Taggart Lane, Knoxville, TN 37938

Payee Name

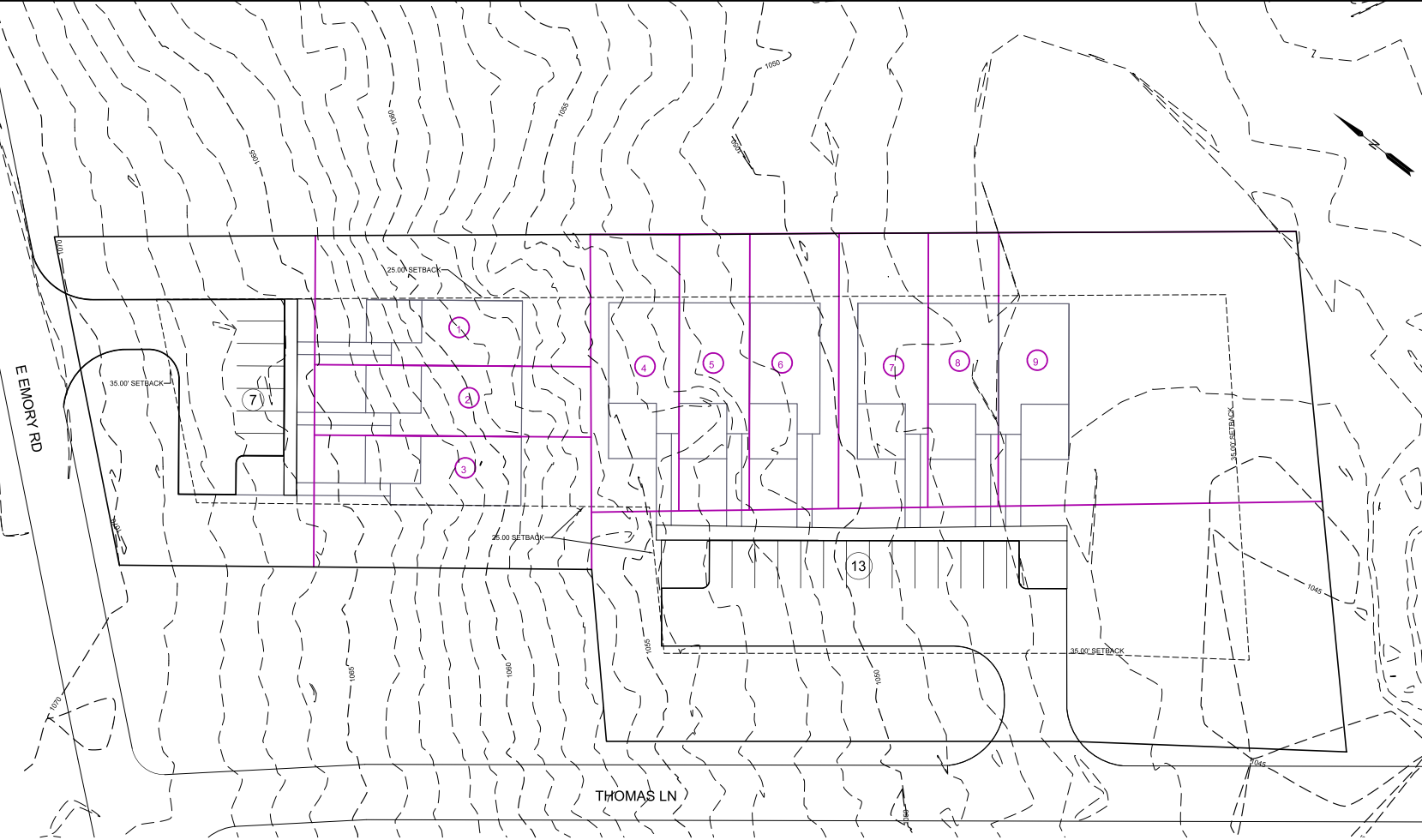
Payee Phone

Payee Address

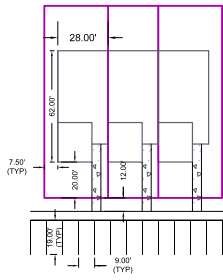


- NOTES:
- EXISTING CONTOURS BASED ON K.G.I.S./NAVDQA1988.
 - TOTAL DISTURBED AREA: 0.97 ACRE
 - ANY EXISTING BUILDINGS ON PARCEL TO BE REMOVED.
 - BUILDING SETBACKS ARE AS FOLLOWED UNLESS EFFECTED BY PERIPHERAL OR NOTED OTHERWISE:
 FRONT = 20.00'
 REAR = 25.00'
 SIDE = 7.50'
 PERIPHERAL = 35.00'

- REQUESTED VARIANCES:
- PERIPHERAL SETBACK REDUCED TO 25.00' ALONG WESTERN AND EASTERS PROPERTIES.



| LOT | ACRE |
|-----|------|
| 1 | .12 |
| 2 | .07 |
| 3 | .13 |
| 4 | .09 |
| 5 | .07 |
| 6 | .09 |
| 7 | .09 |
| 8 | .07 |
| 9 | .31 |



TYPICAL LOT LAYOUT

LEGEND

- T-BUILDING-PR
- SUR - PROPERTY - Property Lines
- P-LOT LINES-PR
- SETBACKS
- CONTOURS - MINOR
- CONTOURS - MAJOR

4-SC-22-C/ 4-E-22-UR
2/23/2022

CONTRACTOR:
EAGLE BENDS PROPERTIES
P.O. BOX 11315
KNOXVILLE, TN 37939
(865) 459-7311

ENGINEER:
ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7525 TAGGART LANE
KNOXVILLE, TN
(865) 947-5996

4904 E EMORY RD
KNOXVILLE, TN 37938
CL = 029
PARCEL = 058
TOTAL AREA = 1.94 AC
ZONING = A



| NO. | DATE | DESCRIPTION | BY | CHKD. |
|-----|------|-------------|----|-------|
| | | | | |



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

4904 E EMORY RD KNOXVILLE, TN

SITE PLAN

| DESIGNED BY | CHECKED BY | SCALE |
|-------------|------------|----------|
| TRW | TRW | 1"=30' |
| DRAWN BY | DATE | FILE NO. |
| TRW | 12/03/2021 | 21302 |

SHEET
NO. 1
OF 1 SHEETS



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

Matthew Blackmon/Blackmon Construction Services, Inc

Option holder

Applicant Name

4/14/2022

Affiliation

2/23/2022

4/11/2022

4-SC-22-C / File Number(s)

Date Filed

Meeting Date (if applicable)

4-E-22-UR

CORRESPONDENCE

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

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

Mark Tucker

Robert G. Campbell & Associates

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

865-947-5996

mtucker@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Chris & Leslie Anderson

5515 Wolfenbarger Lane Knoxville TN 3793

Property Owner Name (If different)

Property Owner Address

Property Owner Phone

4904 E Emory Road, Knoxville TN 37938

029 058

Property Address

Parcel ID

HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of E Emory Rd east side of Thomas Ln

1.94 acres

General Location

Tract Size

City County

7th

PR

SFR & AG

District

Zoning District

Existing Land Use

North County

LDR

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) _____

Other (specify) Attached residential subdivision

Related City Permit Number(s) _____

SUBDIVISION REQUEST

4904 E. Gurney Rd S/D

Proposed Subdivision Name _____

Unit / Phase Number _____

Combine Parcels Divide Parcel 9

Total Number of Lots Created _____

Other (specify) Attached residential subdivision

Attachments / Additional Requirements _____

Related Rezoning File Number 1-L-22-RZ

ZONING REQUEST

Zoning Change _____

Proposed Zoning _____

Plan Amendment Change _____

Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

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 | 0403 | |
| Fee 2 | | Total <u>\$900.⁰⁰</u> MLR |
| Fee 3 | | |

AUTHORIZATION

Authentication

Matthew Blackmon 02/23/22 Matthew Blackmon/Blackmon Construction

Applicant Signature Please Print Date

865-803-3610 blackmonconstructioninc@gmail.com

Phone Number Email

Chris Anderson Chris Anderson

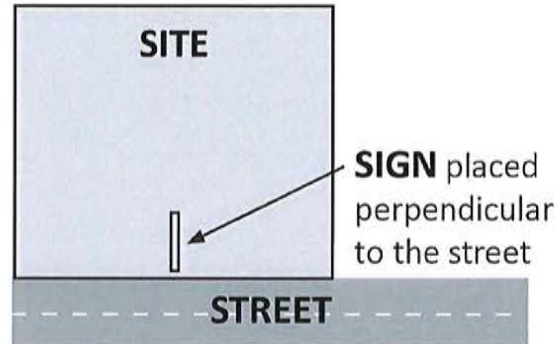
Property Owner Signature Please Print Date

Leslie Anderson Leslie Anderson MLR 2/25/22
Sum

dotloop verified
 02/23/22 10:59 AM EST
 V3JDJTU-TRVI-KNVS

dotloop verified
 02/23/22 11:02 AM EST
 U80A-7KLK-VQUE-KVUK

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:

March 30, 2022 and April 15, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Matthew Blackmon

Date: 2/24/2022

File Number: 4-E-22-UR

- Sign posted by Staff
- Sign posted by Applicant