



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 4-SC-22-C **AGENDA ITEM #:** 30
4-E-22-UR **AGENDA DATE:** 7/14/2022

POSTPONEMENT(S): 4/14/2022, 6/9/2022

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

OWNER(S): Chris and 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 and 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:** None

STAFF RECOMMENDATION:

▶ **Approve the Concept Plan and the use of an Alternative Access Standard via a Permanent Cross Access Easement, subject to 9 conditions.**

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).

- 3) Installing a sidewalk from the development to the existing sidewalk on Thomas Lane per the requirements of Knox County Engineering and Public Works during the design plan phase.
- 4) Providing a stream determination for the potential blue line stream to Knox County Engineering and Public Works during the design plan phase. If it is a stream, the required stream buffers must be provided on the final plat and lot 9 must be eliminated.
- 5) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and City of Knoxville Department of Engineering.
- 7) Meeting all applicable requirements of the Tennessee Department of Transportation.
- 8) Prior to certification of the final plat for the subdivision, establish a property owners association responsible for the maintenance of the common areas, amenities, and drainage system.
- 9) Prior to certification of the final plat for the subdivision, provide legally binding documents that provide permanent pedestrian and vehicular access to the lots, and address property ownership and maintenance responsibilities for the requested alternative access per section 3.03.G. of the Subdivision Regulations.

► **Approve the development plan for an attached residential subdivision with up to 9 lots, a peripheral setback of 25 ft along the side lot lines for lots 1 and 3, and a 10 front yard setback when the front lot line is adjacent to the common parking lots, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) The maximum height of the primary structures shall be 35 feet.

COMMENTS:

This proposal is for a 9-lot attached residential development on 1.94 acres at a density of 4.64 du/ac. After the right-of-way dedication on the two frontages, the density is approximately 4.92 du/ac. The parcel was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac in June 2022 (5-K-22-RZ). A sidewalk connection from the development to the existing sidewalk on Thomas Lane is required. There is a possible blue line stream on the south side of lot 9. If it is a blue line stream, lot 9 will be removed.

The Subdivision Regulations allow Alternative Access (Section 3.03.G) if approved by the Planning Commission. Cross Access Easements are not a permissible access in residential zones, but could be allowed as an alternative access. Utilizing the Permanent Cross Access Easement option is consistent with the other developed utilizing a common parking area for attached residential dwellings on individual lots.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 5 du/ac:

- a) The PR zone allows attached-dwelling development (townhouses) as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
- b) This PR zone district is approved for a maximum of 5 du/ac. The proposed density is 4.92 du/ac with the right-of-way dedication removed from the total lot area.
- c) The maximum height is determined by the Planning Commission for any use other than houses and duplexes. Staff recommends a maximum height of 35 ft, which is consistent with the maximum allowed on surrounding properties.
- d) The peripheral setback is 35 feet, however, the planning commission may reduce it to 15 feet when the adjacent property is zoned agricultural or residential. The applicant is requesting a 25 ft peripheral setback along the side lot lines of lots 1 & 3. Since the structures on these two lots face E. Emory Road, these 25' peripheral setbacks will be side yards, which typically have a smaller setback than front and rear yards.
- e) The Planning Commission has the authority to approve a front setback less than 20 ft for residential uses other than houses, except that the front setback cannot be less than 15 ft from a street or road right-of-way. Since this is an attached residential development and there is a parking lot between the lots and the road right-of-way, the Planning Commission can approve the requested 10 ft front setback.

2) GENERAL PLAN – DEVELOPMENT POLICIES

- a) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) – Staff is recommending a maximum height of 35 ft, which is consistent with the allowed height on adjacent properties.

3) NORTHWEST COUNTY SECTOR PLAN

a) The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The development will have a density of 4.92 du/ac.

4) Knoxville – Farragut – Knox County Growth Policy Plan

a) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

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.

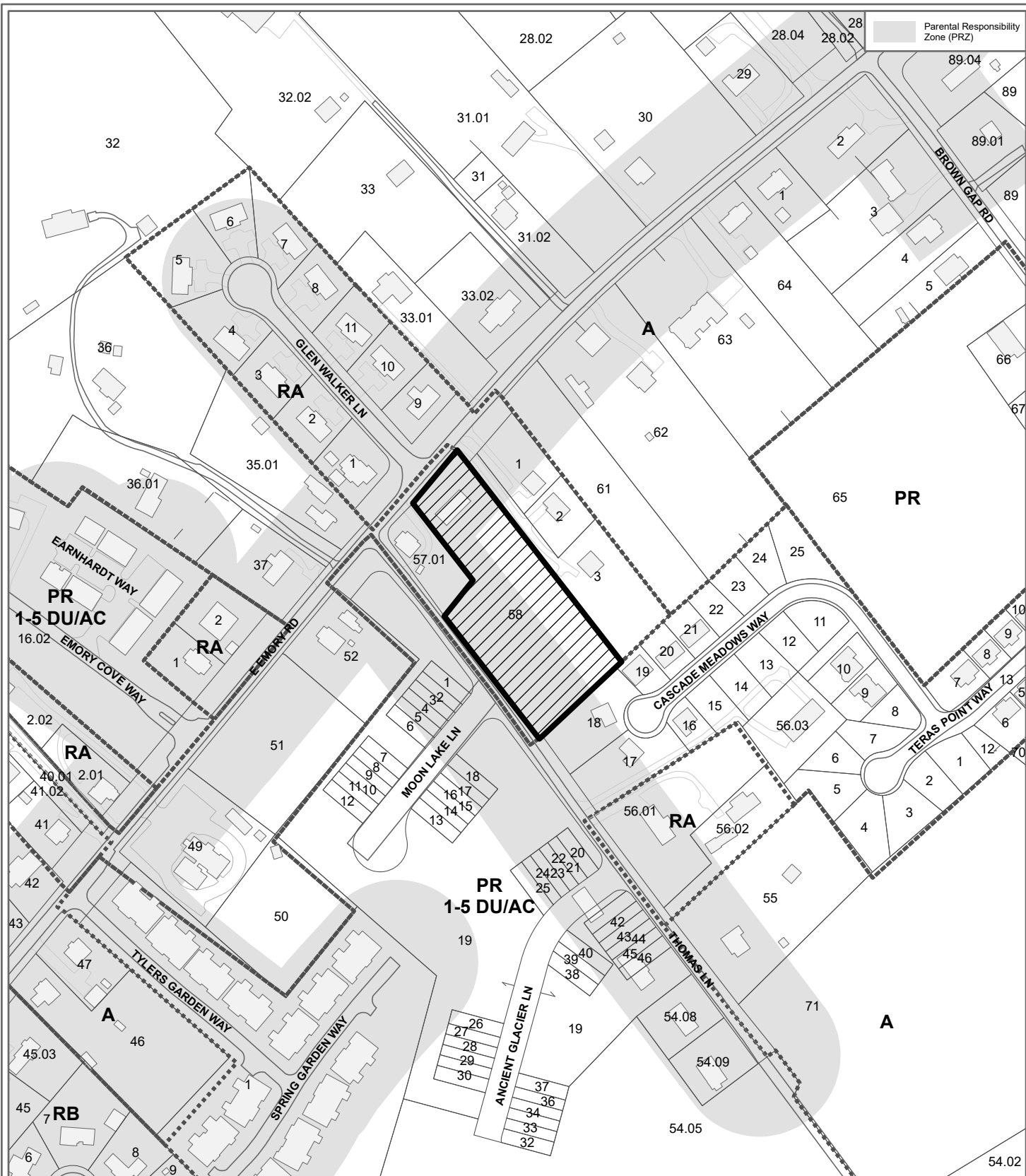
ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

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

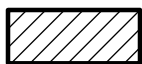
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 development plan request is final, unless the action is appealed to a court of competent jurisdiction. The date of the court hearing will depend on when the appeal application is filed.



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

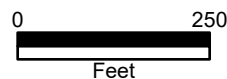


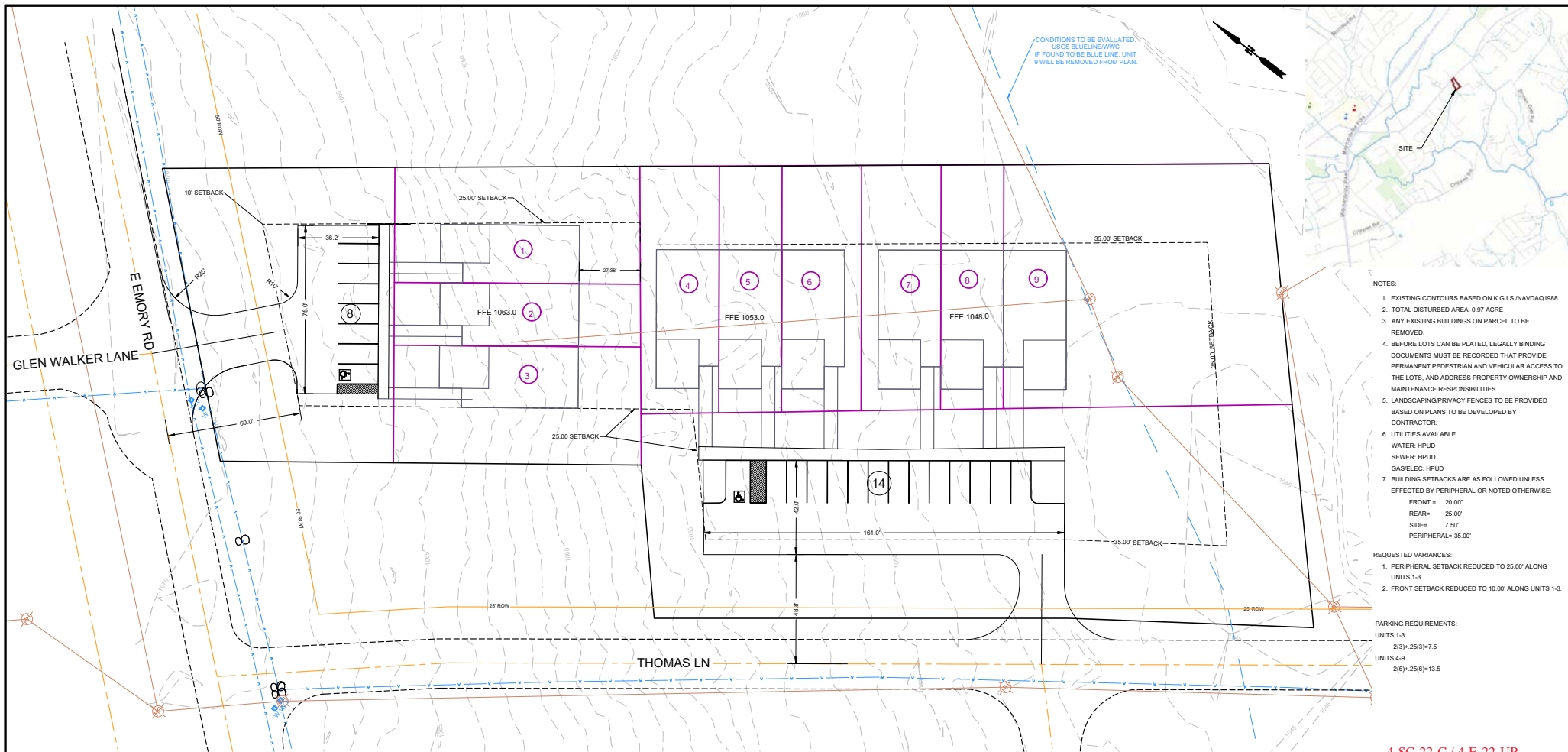
Attached residential subdivision in PR (Planned Residential)

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





CONDITIONS TO BE EVALUATED
USGS BLUELINE/WVC
IF FOUND TO BE BLUE LINE, UNIT
9 WILL BE REMOVED FROM PLAN

- NOTES:
- EXISTING CONTOURS BASED ON K.G.S.N/VNDAQ/1988.
 - TOTAL DISTURBED AREA, 0.97 ACRE
 - ANY EXISTING BUILDINGS ON PARCEL TO BE REMOVED.
 - BEFORE LOTS CAN BE PLATED, LEGALLY BINDING DOCUMENTS MUST BE RECORDED THAT PROVIDE PERMANENT PEDESTRIAN AND VEHICULAR ACCESS TO THE LOTS, AND ADDRESS PROPERTY OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
 - LANDSCAPING/PRIVACY FENCES TO BE PROVIDED BASED ON PLANS TO BE DEVELOPED BY CONTRACTOR.
 - UTILITIES AVAILABLE
WATER: HPUD
SEWER: HPUD
GAS/ELEC: HPUD
 - BUILDING SETBACKS ARE AS FOLLOVED 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 UNITS 1-3.
 - FRONT SETBACK REDUCED TO 10.00' ALONG UNITS 1-3.

- PARKING REQUIREMENTS:
- UNITS 1-3
2(3) + 25(3) = 7.5
- UNITS 4-9
2(6) + 25(6) = 13.5

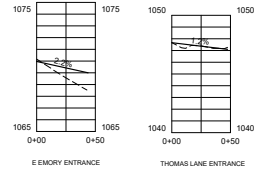
4-SC-22-C / 4-E-22-UR
Revised: 6/27/2022

Certification of Concept Plan.
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 all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been legitimized and described in a report filed with the Metropolitan Planning Commission.
Registered Engineer, *Robert G. Campbell*
Tennessee Certificate No. 105841



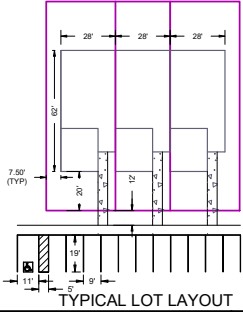
LEGEND

- T-BUILDING-PR
- SUR - PROPERTY - Property Lines
- P-L OTLINES-PR
- SETBACKS
- CONTOURS - MINOR
- CONTOURS - MAJOR
- EXITING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING ROW
- ENTRANCE CENTERLINE
- WATER LINE
- GRAVITY SANITARY SEWER
- WATER FLOW LINE
- (MH) MANHOLE
- (W.V.) WATER VALVE



ENTRANCE PROFILE
1:50

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



TYPICAL LOT LAYOUT

4904 E EMORY RD
KNOXVILLE, TN 37938
CLT- 029
PARCEL- 058
TOTAL AREA- 1.94 AC
ZONING- PR (6 DU/ACRE) PENDING
FILE: 4-SC-22-C/4-E-22-UR

CONTRACTOR:
BLACKMON CONSTRUCTION
P.O. BOX 11315
KNOXVILLE, TN 37939
(865) 803-3610

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



NO.	DATE	DESCRIPTION	TRW	RCG
01	06/27	COUNTY REVISIONS		
		REVISIONS	BY	CKD.

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

4904 E EMORY RD KNOXVILLE, TN

CONCEPT PLAN

DESIGNED BY	CHECKED BY	SCALE
RCG-A	RCG	1"=20'
DRAWN BY	DATE	FILE NO.
TRW	12/03/2021	21302

SHEET
NO. 1
OF 1 SHEETS



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

Down List

(1) DOWNLOAD and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) FILL the completed form and bring it to one
Knoxville-Knox County Planning offices OR email it to
applications@knoxplanning.org

Reset Form



Planning
KNOXVILLE | KNOX COUNTY

Request to Postpone • Table • Withdraw

Matthew Blackmon/Blackmon Construction Inc.

May 18, 2022

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

Date of Request

June 9, 2022

Scheduled Meeting Date

4-SC-22-C/4-E-22-UR

File Number(s)

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 July 14, 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.

Matthew Blackmon

Applicant Signature

Please Print

865-803-3610

blackmonconstructioninc@gmail.com

Phone Number

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



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

Affiliation

2/23/2022

4/14/2022
~~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		
Fee 3		
Total		\$900. ⁰⁰ <i>MLR</i>

AUTHORIZATION

Authenticator

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

Applicant Signature Please Print Date

865-803-3610 blackmonconstructioninc@gmail.com

Phone Number Email

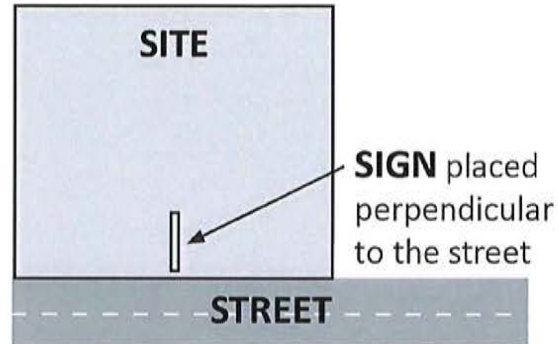
Chris Anderson Chris Anderson

Property Owner Signature Please Print Date

Leslie Anderson Leslie Anderson 2/25/22

MLR *Sum*

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