

SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 4-SC-22-C **AGENDA ITEM #:** 23
4-E-22-UR **AGENDA DATE:** 6/9/2022

POSTPONEMENT(S): 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 July 14, 2022 Planning Commission meeting.**

The applicant is requesting postponement to allow additional time to address comments from staff.

► **Postpone the Use on Review until the July 14, 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.

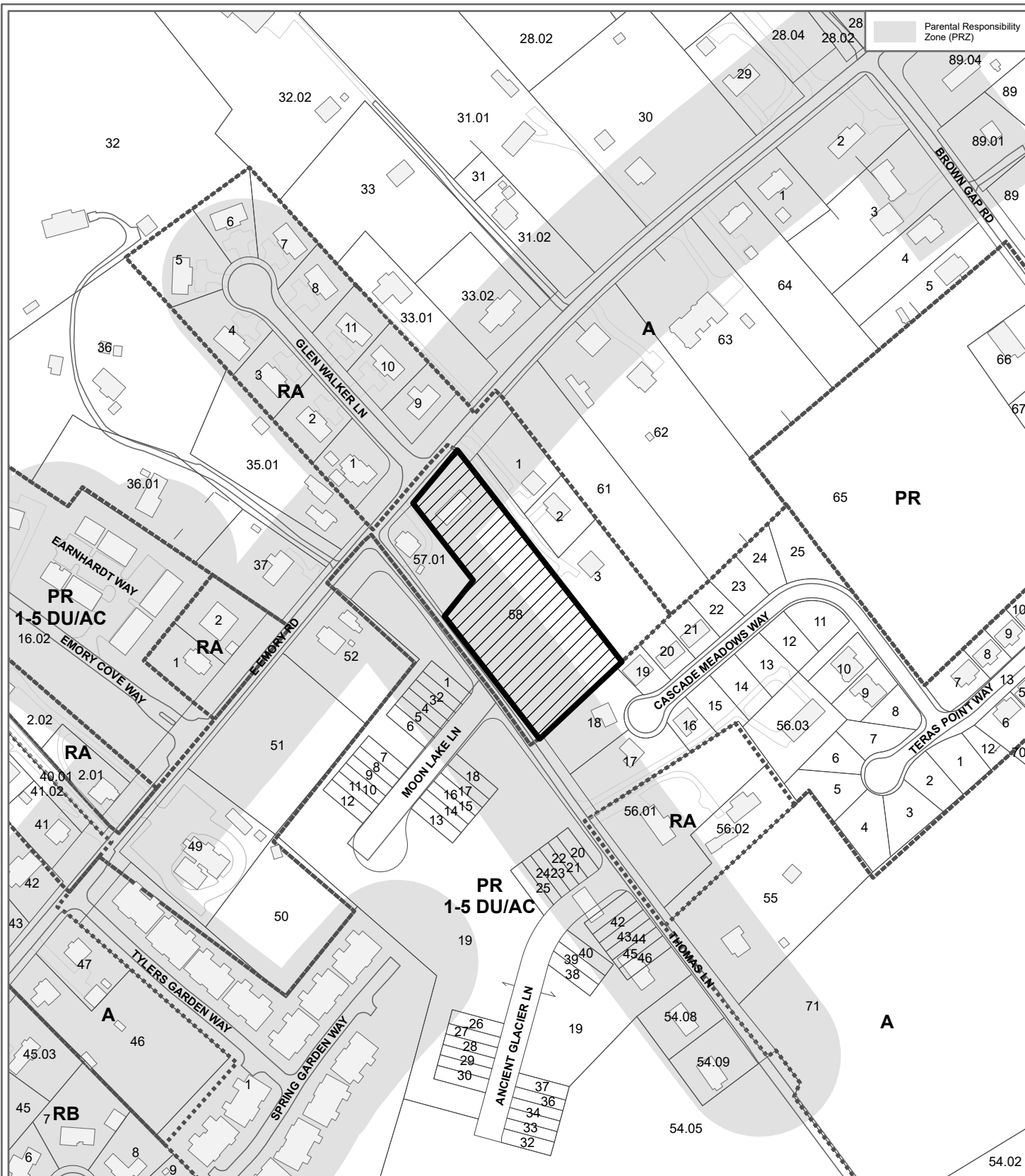
ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

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

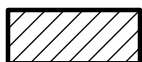
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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



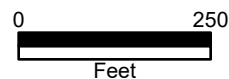
Attached residential subdivision in PR (Planned Residential)

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

Revised:

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

Map No: 29
Jurisdiction: County



Down List

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

(3) Print the completed form and bring it to the
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

File Number(s)

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

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.

Applicant Signature

Matthew Blackmon

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

February 2022



Request to Postpone • Table • Withdraw

Chris & Leslie Anderson

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

4-7-22

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

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TABLE

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AUTHORIZATION

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

Chris Anderson

dotloop verified
04/06/22 7:25 PM EDT
PVT5-BZ0H-FDVB-DTU2

Chris Anderson

Leslie Anderson

dotloop verified
04/06/22 7:27 PM EDT
3VOY-GFEM-978N-TLHO

Please Print
Leslie Anderson

Phone Number

Email

STAFF ONLY

[Signature]

Staff Signature

Michael Reynolds

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☒ No

Amount:

Approved by:

Date:

Robert G. Campbell & Associates

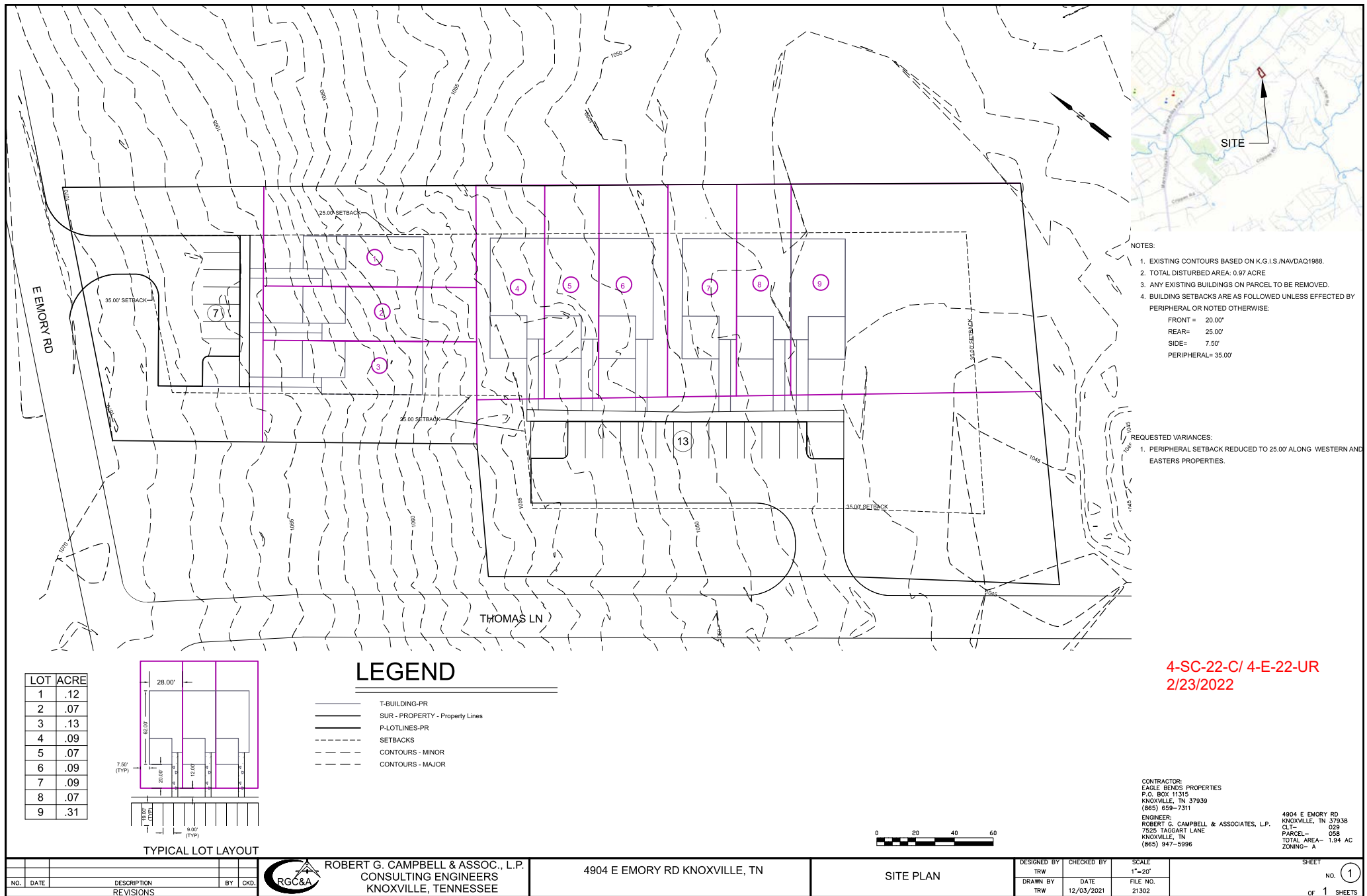
865-947-5996

7523 Taggart Lane, Knoxville, TN 37938

Payee Name

Payee Phone

Payee Address





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

Date Filed

Meeting Date (if applicable)

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

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

November 22, 2021

DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____ Other (specify) <u>Attached residential subdivision</u>	Related City Permit Number(s)
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SUBDIVISION REQUEST

4904 E. Gurney Rd S/D		Related Rezoning File Number
Proposed Subdivision Name		1-L-22-RZ
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel	9
		Total Number of Lots Created
<input type="checkbox"/> Other (specify) Attached residential subdivision		
<input type="checkbox"/> Attachments / Additional Requirements		


ZONING REQUEST

<input type="checkbox"/> Zoning Change _____ <div>Proposed Zoning</div>		Pending Plat File Number
<input type="checkbox"/> Plan Amendment Change _____ <div>Proposed Plan Designation(s)</div>		
Proposed Density (units/acre)	Previous Rezoning Requests	
<input type="checkbox"/> Other (specify) _____		

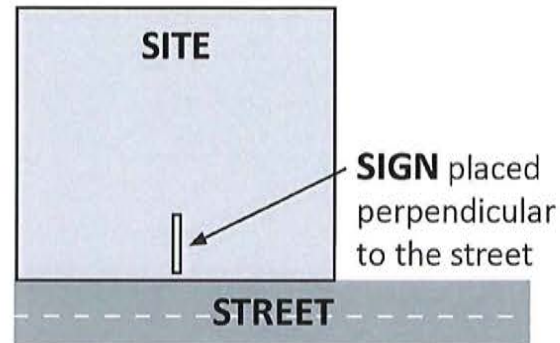
STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)	Fee 1 0403	Total \$900. ⁰⁰
	Fee 2	
	Fee 3	

AUTHORIZATION

 <i>Matt Blackmon</i>	02/23/22	Matthew Blackmon/Blackmon Construction
Applicant Signature	Please Print	Date
865-803-3610	blackmonconstructioninc@gmail.com	
Phone Number	Email	
<i>Chris Anderson</i> dotloop verified 02/23/22 10:59 AM EST V3JD-JTTU-TRVI-KNV5	Chris Anderson	
Property Owner Signature	Please Print	Date
<i>Leslie Anderson</i> dotloop verified 02/23/22 11:02 AM EST U80A-7KLK-VQUE-KVUK	Leslie Anderson	2/25/22 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.

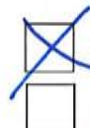
The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

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-WR



Sign posted by Staff

Sign posted by Applicant