



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 3-SA-22-C

AGENDA ITEM #: 16

3-A-22-UR

AGENDA DATE: 3/10/2022

▶ **SUBDIVISION:** 4904 E. EMORY ROAD

▶ **APPLICANT/DEVELOPER:** ROBERT G. CAMPBELL & ASSOCIATES

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 development

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.

▶ **SUBDIVISION VARIANCES
REQUIRED:**

STAFF RECOMMENDATION:

▶ Withdraw the application as requested by the applicant.

▶ Withdraw the application as requested by the applicant.

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.

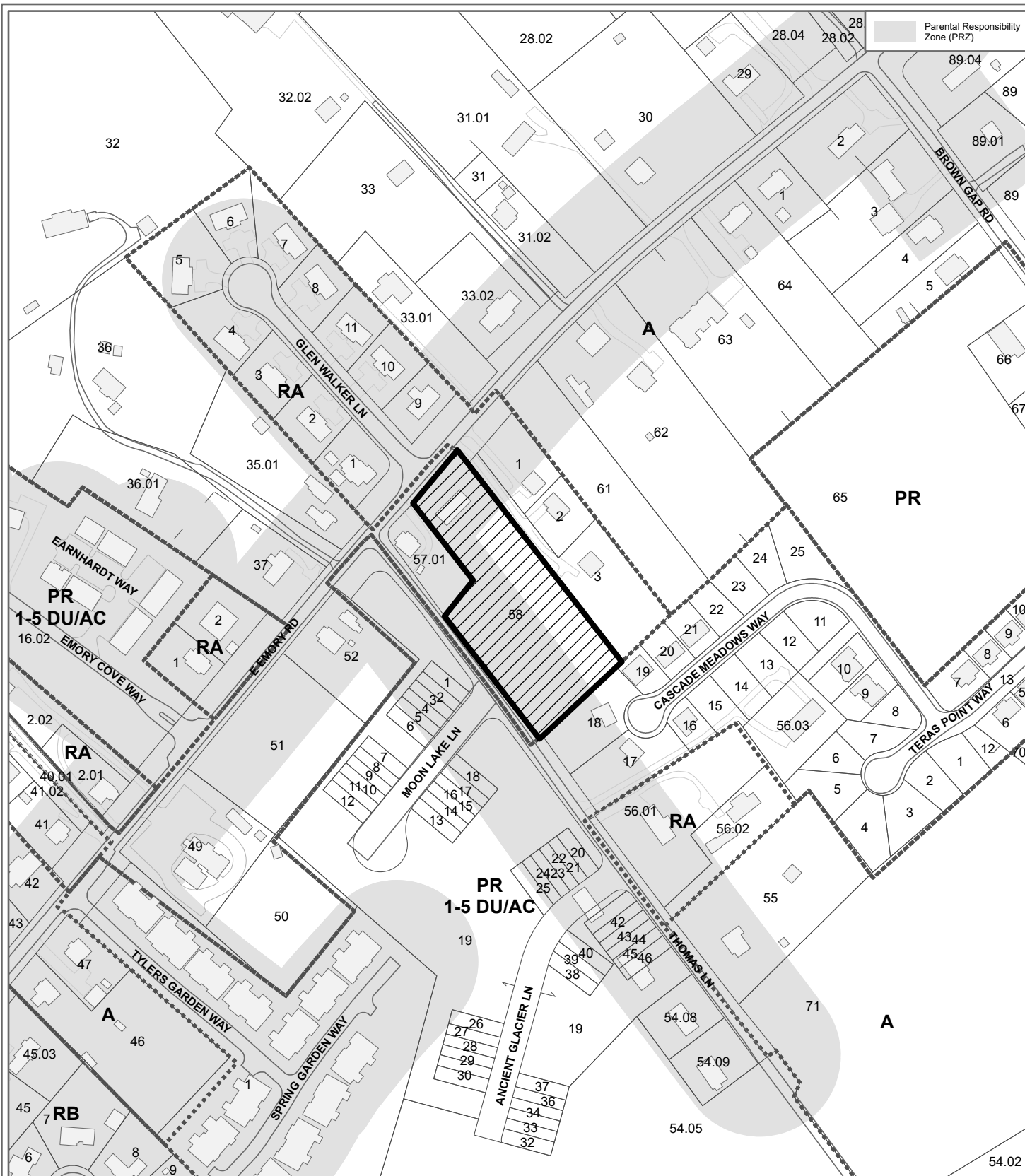
ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

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.

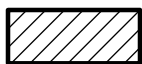
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**3-SA-22-C / 3-A-22-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Robert G. Campbell & Associates



in PR (Planned Residential)

Original Print Date: 2/3/2022
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 29
 Jurisdiction: County





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

Robert G. Campbell & Associates

Surveyor/Engineer

Applicant Name

Affiliation

12/29/2021

March 10, 2021

File Number(s)

Date Filed

Meeting Date (if applicable)

3-SA-22-C

3-A-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 Rd. Knoxville TN 37938

029 058

Property Address

Parcel ID

HPUD

HPUD

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of E Emory Rd east side of Thomas Lane

1.94 ACRES

General Location

Tract Size

- City
- County

7TH

A Rezoning 1-L-22-RZ to PR

SFR & AgForVac

District

Zoning District

Existing Land Use

North County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

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) _____	Related City Permit Number(s)
--	-------------------------------

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
_____ <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel _____ Unit / Phase Number Total Number of Lots Created <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change <u>See 1-L-22-RZ</u> Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment Change _____ Proposed Plan Designation(s)	
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 checked="" 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>)	<table border="1"> <tr> <td>Fee 1</td> <td></td> <td rowspan="3">Total</td> </tr> <tr> <td>0403</td> <td>900.00</td> </tr> <tr> <td>Fee 2</td> <td></td> </tr> <tr> <td>Fee 3</td> <td></td> <td>\$900.00</td> </tr> </table>	Fee 1		Total	0403	900.00	Fee 2		Fee 3		\$900.00
Fee 1		Total									
0403	900.00										
Fee 2											
Fee 3		\$900.00									

AUTHORIZATION

Applicant Signature	Robert G. Campbell & Associates	12/29/2021
865-947-5996	Please Print	Date
Phone Number	mtucker@rgc-a.com	
	Email	

Chris Anderson

dotloop verified
12/29/21 3:43 PM EST
V7LT-F4H9-N6SD-TFEH

Property Owner Signature

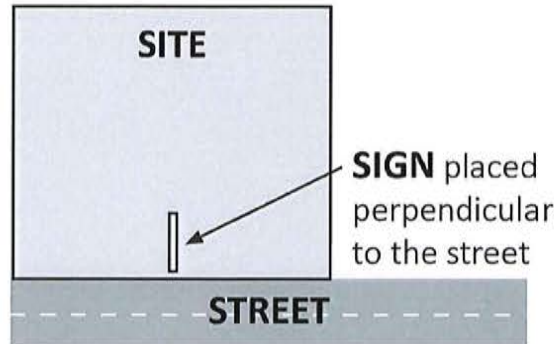
Please Print

Date

SWM 12/29/2021

12/29/2021

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:

Feb 23, 2022 and March 11, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: RGC & Assoc

Date: 1/3/2022

File Number: 3-SA-22-C / 3-A-22-WR

- Sign posted by Staff
- Sign posted by Applicant