



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 3-E-25-DP

AGENDA ITEM #: 52

AGENDA DATE: 3/13/2025

▶ **APPLICANT:** URBAN ENGINEERING, INC.

OWNER(S): Poplar Farms Holdings, LLC

TAX ID NUMBER: 76 021, 018

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 9814 W EMORY RD (0 W EMORY RD)

▶ **LOCATION:** Northwest side of W. Emory Rd, northeast of Oak Ridge Hwy

▶ **APPX. SIZE OF TRACT:** 31500 square feet

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via W Emory Road, a minor collector street with 18 ft of pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Clinch River, Beaver Creek

▶ **ZONING:** PR(k) (Planned Residential) up to 2.2 du/ac

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Detached residential lots

DENSITY PROPOSED: 2.2 du/ac

HISTORY OF ZONING: In 2023 a rezoning request from A (Agricultural) to PR(k) (Planned Residential) up to 2.2 du/ac subject to 1 condition (1-W-23-RZ). In 1983 the property was part of a governmental rezoning from I (Industrial) to A (Agricultural) (12-DD-83-RZ).

SURROUNDING LAND USE AND ZONING: North: Commercial, Clinch River, railroad right-of-way - PR (Planned Residential) up to 3 du/ac, A (Agricultural)

South: Agriculture/forestry/vacant land, single family residential, public/quasi public land (church) - A (Agricultural)

East: Rural residential, single family residential, agriculture/forestry/vacant land - A (Agricultural)

West: Commercial, rural residential - A (Agricultural), PR (Planned Residential) up to 3 du/ac

NEIGHBORHOOD CONTEXT: This rural area is comprised of single family detached homes on large to medium-sized lots with farmland and forested hillside. There's a commercial mulching operation adjacent to the west.

STAFF RECOMMENDATION:

▶ Approve the development plan for five detached residential lots as shown on the attached plans,

increasing the total in the Poplar Farms Subdivision to 148 lots, subject to 4 conditions.

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Engineering & Public Works Department.
3. Meeting all applicable requirements of the Poplar Farms Subdivision concept plan (4-SC-23-C) and development plan (4-D-23-DP) approvals, and the administrative review and approval (9-I-24-DP).
4. The subdivision shall not exceed 148 residential lots (units) based on the total acreage of 67.32 acres stated in site plan note #5 on development plan sheet C-1. If the site's acreage is less than stated in site plan note #5, the maximum number of residential lots (units) must be reduced to conform with the maximum density of 2.2 du/ac.

With the condition noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

COMMENTS:

This request will increase the number of lots within the Poplar Farms Subdivision from 143 to 148. The property was rezoned from A (Agricultural) to PR(k) (Planned Residential) up to 2.2 du/ac, subject to the portion of the parcel with slopes of 25% or greater being left undisturbed, as delineated in exhibit B. The request does not impact the steep slopes on the north side of the property or modify the approved roads.

In 2024, Planning staff approved a modification to road and lot layout that is in keeping with the original approval, including all previously approved variances and alternative design standards. The modification includes reducing the linear feet of roadway, creating more space between the development and adjacent residences, reducing disturbance, and moving the neighborhood amenity to a more centralized location. The neighborhood streets will have a sidewalk on one side of all roads. This proposed change cannot be an administrative approval since it increases the number of lots for the development.

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(k) (Planned Residential) up to 2.2 du/ac, subject to one condition:

- A. The PR zone allows houses 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. The zoning condition is that the portion of the parcel with slopes of 25% or greater shall be left undisturbed, as delineated in exhibit B. This area has steep slopes on the north side of the property. This proposal does not impact these steep slopes.
- C. The gross density for this 67.32-acre subdivision is 2.198 du/ac, which is in conformance with the approved density of 2.2 du/ac. The total acreage of the site will be confirmed when the property is platted per condition #4.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. The newly proposed lots are not located near adjacent properties or W. Emory Road, consistent with Policy 2, to ensure that development is sensitive to existing community character.

3) FUTURE LAND USE MAP

- A. The property has the RL (Rural Living) place type with the HP (Hillside Protection) designation. RL areas are primarily made up of single family residential within a rural setting. These areas may include agriculture, open space, and some limited commercial that supports agriculture and civic uses.
- B. Detached single family houses on a wide range of lot sizes are recommended as 'primary uses' in the RL place type. Primary uses are intended to be the predominant focus of the place. – The proposed single family development with varying lot sizes is consistent with the RL place type.
- C. The proposal is consistent with the recommended disturbance budget per the slope analysis and with the zoning condition of not disturbing the 25 percent or more grades on the north side of the property.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- A. The property is within the Rural Area on the Growth Plan Map. The Knox County Zoning Ordinance and Zoning Map determine land uses permitted in the Rural Area. Per the Growth Policy Plan, the rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning.

B. Residential development in the Rural Area shall be limited to all of the following conditions: (a) no more than 2 dwelling units per acre; and (b) sanitary sewer, or a sewage system approved and maintained by a public utility company and public water must be available; and (c) must be on a collector road with a minimum pavement width of 18 ft. – The property is located on a minor collector with approximately 20 ft of pavement width and will be serviced by public sanitary sewer and water. Since the property was zoned PR(k) up to 2.2 du/ac before the Growth Policy Plan was amended in 2024, the requirement that the density be no more than 2 du/ac does not apply.

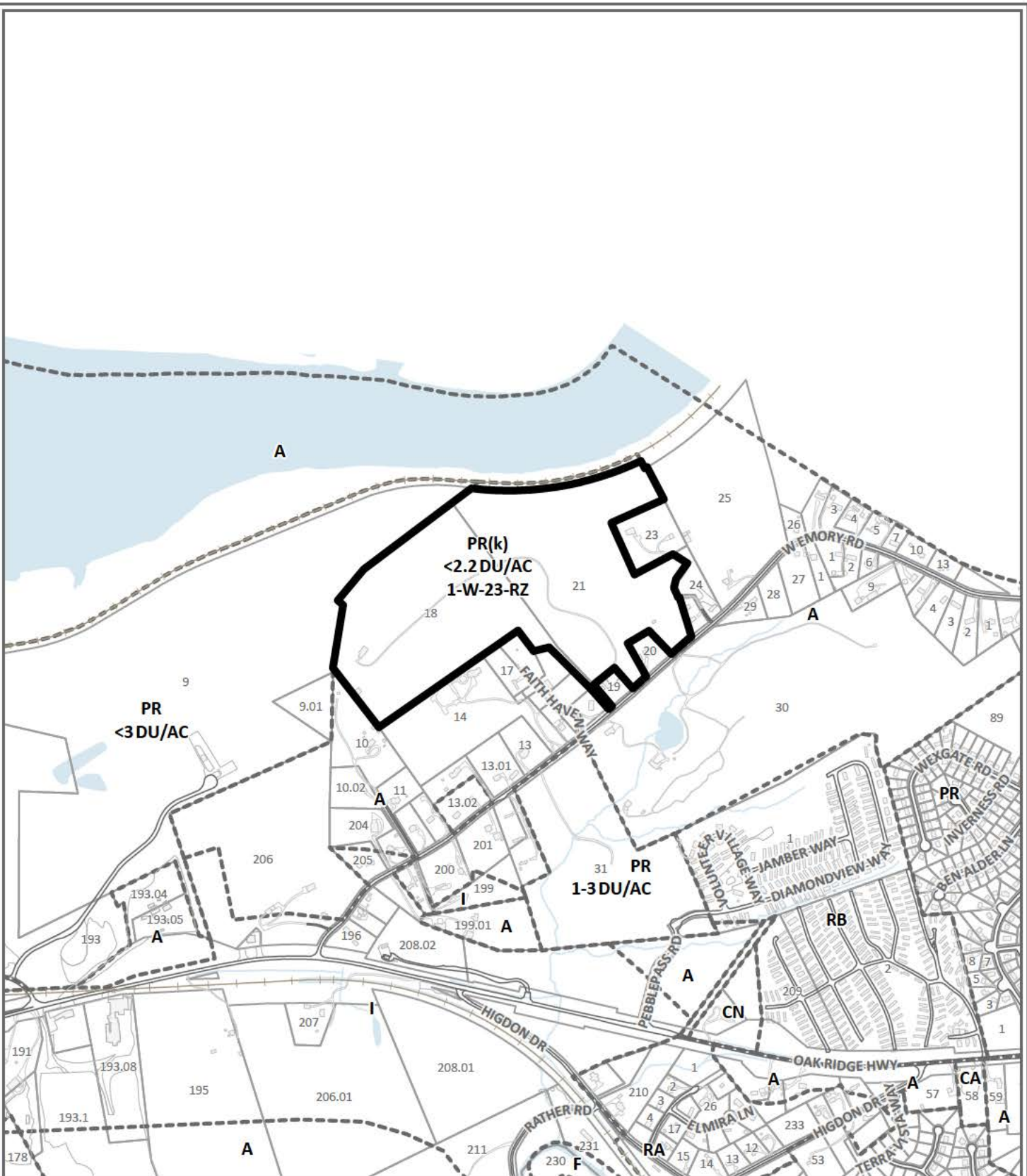
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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

Schools affected by this proposal: Mill Creek Elementary, Karns Middle, and Karns 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.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



DEVELOPMENT PLAN

3-E-25-DP

Petitioner: Urban Engineering, Inc.



Detached residential lots in PR(k) (Planned Residential) <2.2 DU/AC

Map No: 76

Jurisdiction: County

Original Print Date: 1/31/2025

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

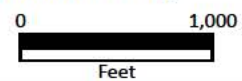
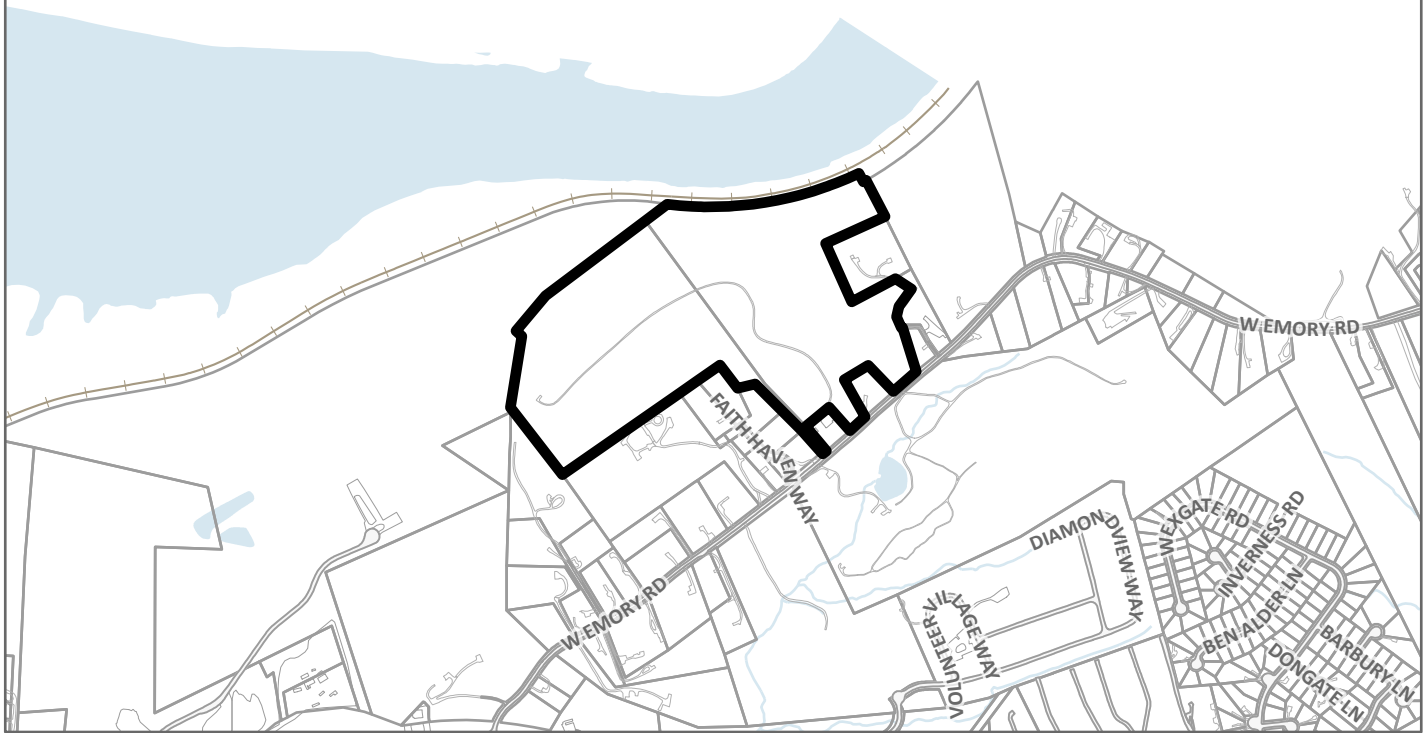


Exhibit A. Contextual Images

Location Map



Aerial Map

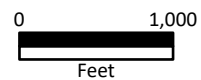


CONTEXTUAL MAPS 1

3-E-25-DP



Case boundary

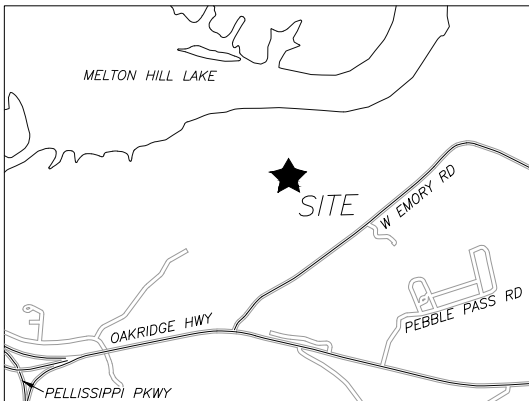


SITE DEVELOPMENT PLANS

U.E.I. PROJECT NO. 2211028

POPLAR FARMS

SITE ADDRESS: 0 WEST EMORY ROAD, KNOXVILLE, TENNESSEE 37931
TAX MAP: 076, PARCELS: 018.00 & 021.00



LOCATION MAP

DEVELOPER:
MAVERICK DEVELOPMENT GROUP, LLC
3200 NORTH HAWTHORNE STREET
CHATTANOOGA, TN 37406
(423) 668-6030

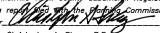
 SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

- ELECTRICAL - AS DIRECTED BY LENOIR CITY UTILITIES BOARD
- GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- WATER & SEWER - AS DIRECTED BY WEST KNOX UTILITY DISTRICT
- TELEPHONE - AS DIRECTED BY AT&T
- CABLE - AS DIRECTED BY COMCAST
- SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

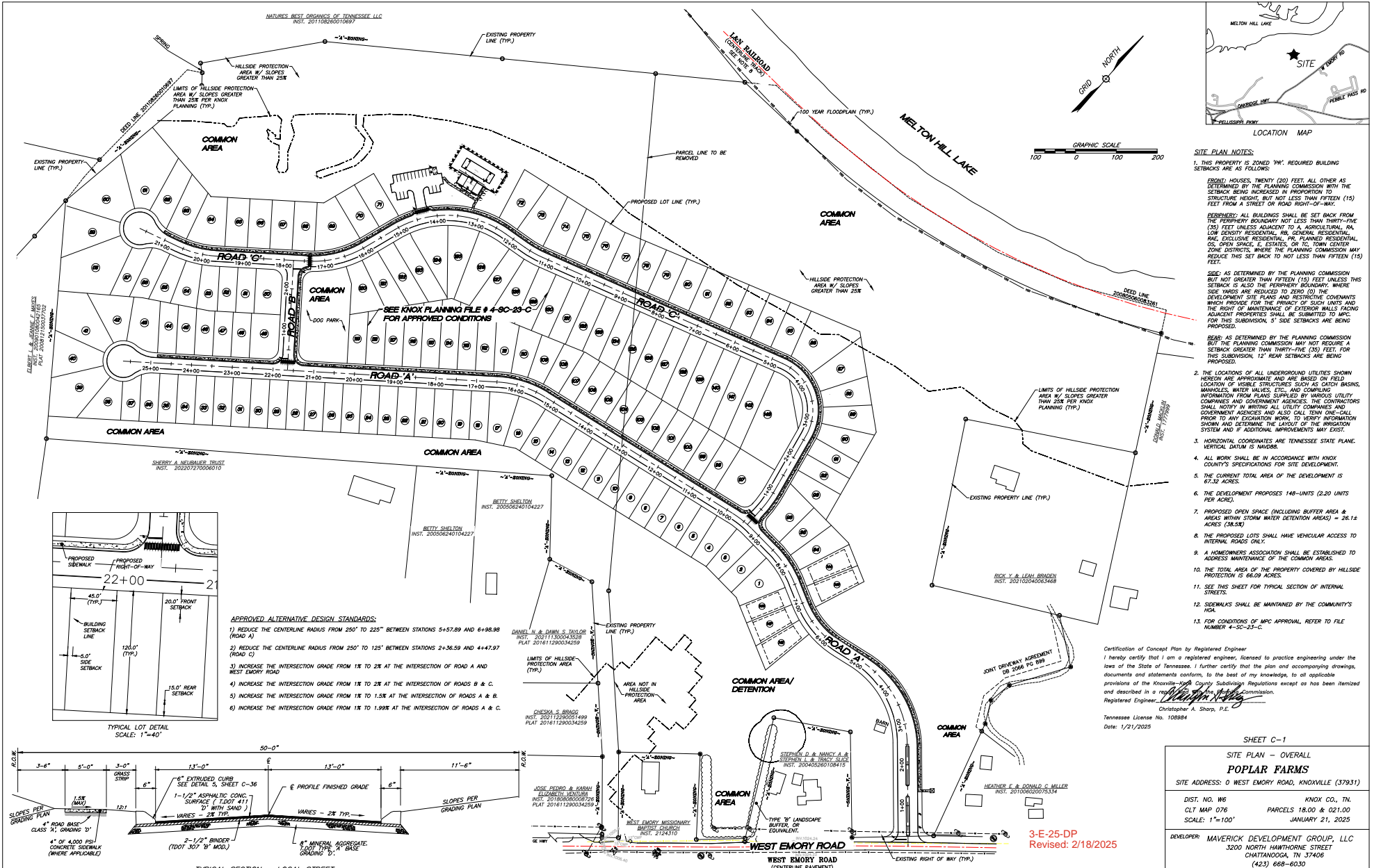
SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
SITE PLAN OVERALL / TYPICAL SECTION	C-1
SITE PLAN	C-2

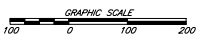
Certification of Concept Plan by Registered Engineer
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report to the Planning and Zoning Commission.
Registered Engineer: 
Christopher A. Sharp, P.E.
Tennessee License No. 108894
Date: 1/21/2025

3-E-25-DP
Revised: 2/18/2025

ISSUE NO.	DATE	DESCRIPTION
2	2/18/25	SUBMITTAL 2



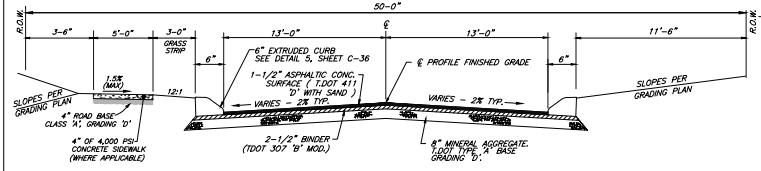
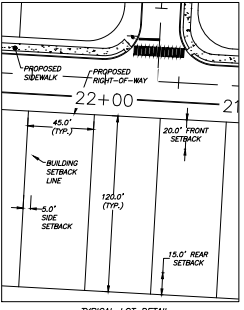
MATURES BEST ARCHITECTS OF TENNESSEE LLC
 INST. 201108260010697



SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED 'P'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: HOUSES, TWENTY (20) FEET. ALL OTHER AS DETERMINED BY THE PLANNING COMMISSION WITH THE SETBACK BEING INCREASED IN PROPORTION TO STRUCTURE HEIGHT, BUT NOT LESS THAN FIFTEEN (15) FEET FROM A STREET OR ROAD RIGHT-OF-WAY.
REAR/SIDE: ALL BUILDINGS SHALL BE SET BACK FROM THE PERIPHERY BOUNDARY NOT LESS THAN THIRTY-FIVE (35) FEET UNLESS ADJACENT TO A HIGHWAY OR A LOW DENSITY RESIDENTIAL, RR, GENERAL RESIDENTIAL, OR EXCLUSIVE RESIDENTIAL. THE PLANNED RESIDENTIAL, OR OPEN SPACE, E. ESTATES, OR TO TOWN CENTER ZONE DISTRICTS, WHERE THE PLANNING COMMISSION MAY REDUCE THIS SET BACK TO NOT LESS THAN FIFTEEN (15) FEET.
SIDE: AS DETERMINED BY THE PLANNING COMMISSION BUT NOT GREATER THAN FIFTEEN (15) FEET UNLESS THIS SETBACK IS ALSO THE PERIPHERY BOUNDARY. WHERE SIDE YARDS ARE REDUCED TO 2000 (2) THE DEVELOPMENT SITE PLANS AND RESTRICTIVE COVENANTS WHICH PROVIDE FOR THE PROTECT OF SUCH UNITS AND THE RIGHT OF MAINTENANCE OF EXTERIOR WALLS FACING ADJACENT PROPERTIES SHALL BE SUBMITTED TO MPC. FOR THIS SUBDIVISION, 5' SIDE SETBACKS ARE BEING PROPOSED.
REAR: AS DETERMINED BY THE PLANNING COMMISSION BUT THE PLANNING COMMISSION MAY NOT REQUIRE A SETBACK GREATER THAN THIRTY-FIVE (35) FEET. FOR THIS SUBDIVISION, 12' REAR SETBACKS ARE BEING PROPOSED.
2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOLL FREE ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE DEPTH OF THE UTILITY SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 67.6± ACRES.
6. THE DEVELOPMENT PROPOSES 148 UNITS (2.20 UNITS PER ACRE).
7. PROPOSED OPEN SPACE (INCLUDING BUFFER AREA & AREAS WITHIN STORM WATER DETENTION AREAS) = 26.1± ACRES (28.5%).
8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
10. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 66.09 ACRES.
11. SEE THIS SHEET FOR TYPICAL SECTION OF INTERNAL STREETS.
12. SIDEWALKS SHALL BE MAINTAINED BY THE COMMUNITY'S HOA.
13. FOR CONDITIONS OF MPC APPROVAL, REFER TO FILE NUMBER 4-30-23-C.

- APPROVED ALTERNATIVE DESIGN STANDARDS:**
- 1) REDUCE THE CENTERLINE RADIUS FROM 250' TO 225' BETWEEN STATIONS 5+57.89 AND 6+98.98 (ROAD A)
 - 2) REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 2+36.59 AND 4+47.97 (ROAD C)
 - 3) INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROAD A AND WEST EMORY ROAD
 - 4) INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROADS B & C.
 - 5) INCREASE THE INTERSECTION GRADE FROM 1% TO 1.5% AT THE INTERSECTION OF ROADS A & B.
 - 6) INCREASE THE INTERSECTION GRADE FROM 1% TO 1.99% AT THE INTERSECTION OF ROADS A & C.



ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

Certification of Concept Plan by Registered Engineer
 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 the best of my knowledge, to all applicable provisions of the Knoxville City Code, Chapter 10, City Engineering Regulations except as has been itemized and described in a separate letter to the Planning Commission.
 Registered Engineer: *Christopher A. Sharp, P.E.*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108994
 Date: 1/21/2025

SHEET C-1

SITE PLAN - OVERALL

POPLAR FARMS

SITE ADDRESS: 0 WEST EMORY ROAD, KNOXVILLE (37931)

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 076 PARCELS 18.00 & 021.00
 SCALE: 1"=100' JANUARY 21, 2025

DEVELOPER: MAVERICK DEVELOPMENT GROUP, LLC
 3200 NORTH HAWTHORNE STREET
 CHATTANOOGA, TN 37406
 (423) 668-6030

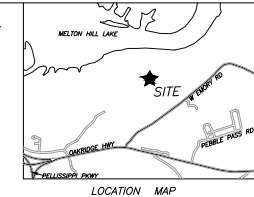
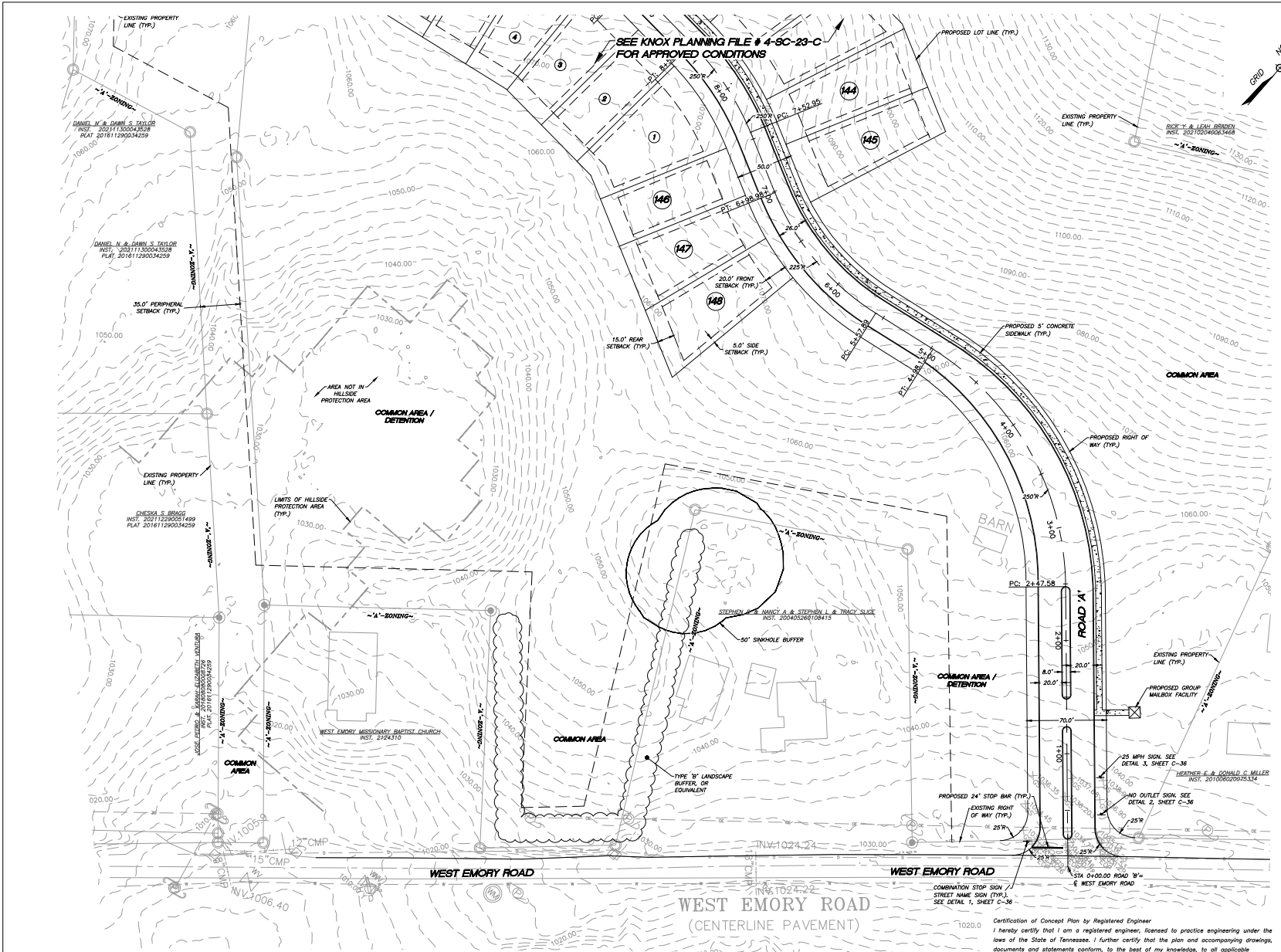
3-E-25-DP
 Revised: 2/18/2025

REVISION	DATE	DESCRIPTION	BY
1	2/18/25	ADDED ALTERNATIVE DESIGN STANDARDS	CAS

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD., SUITE #201
 KNOXVILLE, TN 37932
 (865) 966-1924

DWG. NO. 2211028





SITE PLAN NOTES:
 1. THIS PROPERTY IS ZONED 'RR', REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: HOUSES, TWENTY (20) FEET, ALL OTHER AS DETERMINED BY THE PLANNING COMMISSION WITH THE SETBACK BEING INCREASED IN PROPORTION TO STRUCTURE HEIGHT, BUT NOT LESS THAN FIFTEEN (15) FEET FROM A STREET OR ROAD RIGHT-OF-WAY.
 DEPENDENT: ALL BUILDINGS SHALL BE SET BACK FROM THE FERRETTY BOUNDARY NOT LESS THAN THIRTY-FIVE (35) FEET UNLESS ADJACENT TO AN AGRICULTURAL, RURAL LOW DENSITY RESIDENTIAL, RURAL GENERAL RESIDENTIAL, RURAL EXCLUSIVE RESIDENTIAL, OR PLANNED RESIDENTIAL OPEN SPACE, ESTATES, OR TOWN CENTER ZONE DISTRICTS, WHERE THE PLANNING COMMISSION MAY REDUCE THIS SET BACK TO NOT LESS THAN FIFTEEN (15) FEET.
 SIDE: AS DETERMINED BY THE PLANNING COMMISSION BUT NOT GREATER THAN FIFTEEN (15) FEET UNLESS THIS SETBACK IS ALSO THE FERRETTY BOUNDARY. WHERE SIDE YARDS ARE REDUCED TO ZERO (0) THE DEVELOPMENT SITE PLANS AND RESTORATIVE COVENANTS WHICH PROVIDE FOR THE PRIVACY OF SUCH UNITS AND THE RIGHT OF MAINTENANCE OF EXTERIOR WALLS OF ADJACENT PROPERTIES SHALL BE SUBMITTED TO MPC. FOR THIS SUBDIVISION, 5' SIDE SETBACKS ARE BEING PROPOSED.
 REAR: AS DETERMINED BY THE PLANNING COMMISSION BUT THE PLANNING COMMISSION MAY NOT REQUIRE A SETBACK GREATER THAN THIRTY-FIVE (35) FEET. FOR THIS SUBDIVISION, 12' REAR SETBACKS ARE BEING PROPOSED.

- THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
- HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE, VERTICAL DATUM IS NAVD83.
- ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
- THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 67.32 ACRES.
- THE DEVELOPMENT PROPOSES 148-UNITS (2.20 UNITS PER ACRE).
- PROPOSED OPEN SPACE (INCLUDING BUFFER AREA & AREAS WITHIN STORAGE WATER DETENTION AREAS) = 26.14 ACRES (38.8%).
- THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
- A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
- THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 46.09 ACRES.
- SEE SHEET C-1 FOR TYPICAL SECTION OF INTERNAL STREETS.
- SIDEWALKS SHALL BE MAINTAINED BY THE COMMUNITY'S RES.
- THERE ARE APPROXIMATELY 32-ACRES OF PROPOSED DISTURBANCE WITHIN HP.

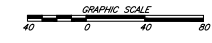
ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

SHEET C-2
 SITE PLAN
POPLAR FARMS
 SITE ADDRESS: 0 WEST EMORY ROAD, KNOXVILLE (37931)
 DIST. NO. W6 KNOX CO., TN.
 CLT MAP 076 PARCELS 18.00 & 021.00
 SCALE: 1"=40' JANUARY 21, 2025

DEVELOPER: MAVERICK DEVELOPMENT GROUP, LLC
 3200 NORTH HAWTHORNE STREET
 CHATTANOOGA, TN 37406
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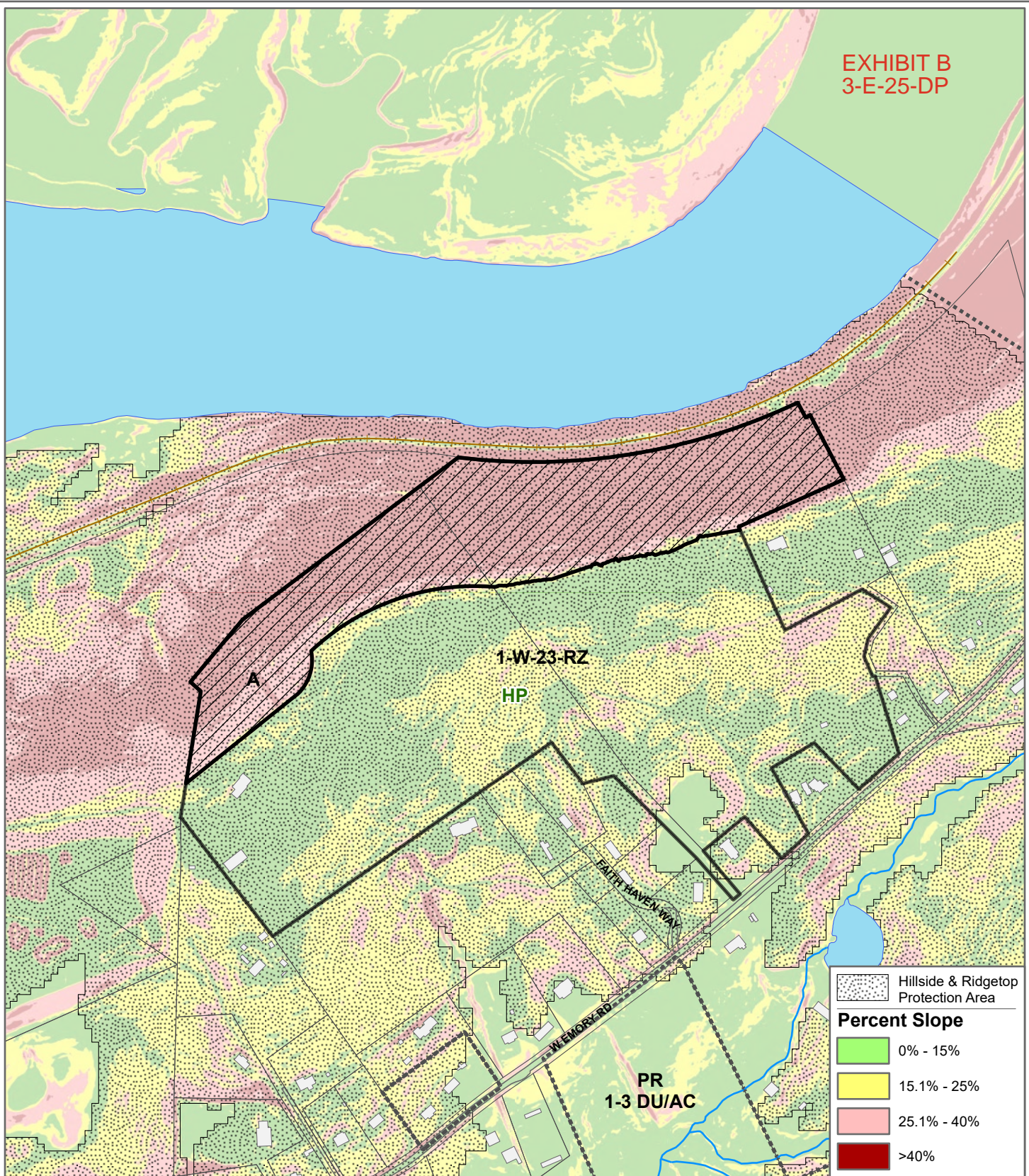
URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD., SUITE #201
 KNOXVILLE, TN 37932
 (865) 966-1924

DWG. NO.	DATE	DESCRIPTION
1	2/18/25	SUBMITAL 2
2		DESCRIPTION

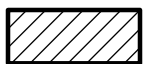


3-E-25-DP
 Revised: 2/18/2025

Certification of Concept Plan by Registered Engineer
 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 the best of my knowledge, to all applicable provisions of the Knoxville County Subdivision Regulations except as has been itemized and described in a separate Commission.
 Registered Engineer: *Christopher A. Sharp*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 1/21/2025



1-W-23-RZ/ 1-J-23-SP (3-E-25-DP)
Exhibit B: Staff Recommended Undisturbed Area



Area to remain undisturbed

Original Print Date: 1/4/2023
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner:

Map No.: 076

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
 - PA
- Rezoning

Urban Engineering, Inc.

Applicant Name		Affiliation
1/22/25	3/13/25	File Number(s) 3-E-25-DP
Date Filed	Meeting Date (if applicable)	

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

Chris Sharp

Urban Engineering, Inc.

Name	Company		
10330 Hardin Valley Road, Suite 201	Knoxville	TN	37932
Address	City	State	ZIP
(865) 966-1924	[REDACTED]		
Phone	Email		

CURRENT PROPERTY INFO

Poplar Farms Holdings, LLC	3200 N. Hawthorne Street (37406)	(423) 668-6030
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
9841 West Emory Rd Knoxville TN 37931	076 018, 076 021	
Property Address	Parcel ID	
WKUD	WKUD	
Sewer Provider	Water Provider	Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Home Occupation (specify) _____

Other (specify) **Detached residential lots (increasing maximum number of lots from 143 to 148)**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements _____

Related Rezoning File Number

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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

AUTHORIZATION

By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Chris Sharp

Digitally signed by Chris Sharp
Date: 2025.01.22 09:28:45 -05'00'

Christopher Sharp / Engineer

1/22/25

Applicant Signature

Print Name / Affiliation

Date

(865) 966-1924

Phone Number

Email

Property Owner Signature

Please Print

01/24/2025, SG

Date Paid



Property Owners Option Holders

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please print or type in black ink:

Acknowledgement

By signing below, you acknowledge under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Signature *[Handwritten Signature]* Name Josh Collins Affiliation President Date 1-22-25 Owner
 Option Holder

Address 3200 N. Huerthorne City Chattanooga State TN Zip 37421

Signature _____ Name _____ Affiliation _____ Date _____ Owner
 Option Holder

Address _____ City _____ State _____ Zip _____

Signature _____ Name _____ Affiliation _____ Date _____ Owner
 Option Holder

Address _____ City _____ State _____ Zip _____

Signature _____ Name _____ Affiliation _____ Date _____ Owner
 Option Holder

Address _____ City _____ State _____ Zip _____

Signature _____ Name _____ Affiliation _____ Date _____ Owner
 Option Holder

Address _____ City _____ State _____ Zip _____

Signature _____ Name _____ Affiliation _____ Date _____ Owner
 Option Holder

Address _____ City _____ State _____ Zip _____

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

02/28/2025

~~1/31/25~~

Date to be Posted

03/14/2025

~~1/31/25~~

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting


Applicant Signature

Josh Williams
Applicant Name

Date
3-E-25-DP

FILE NUMBER