

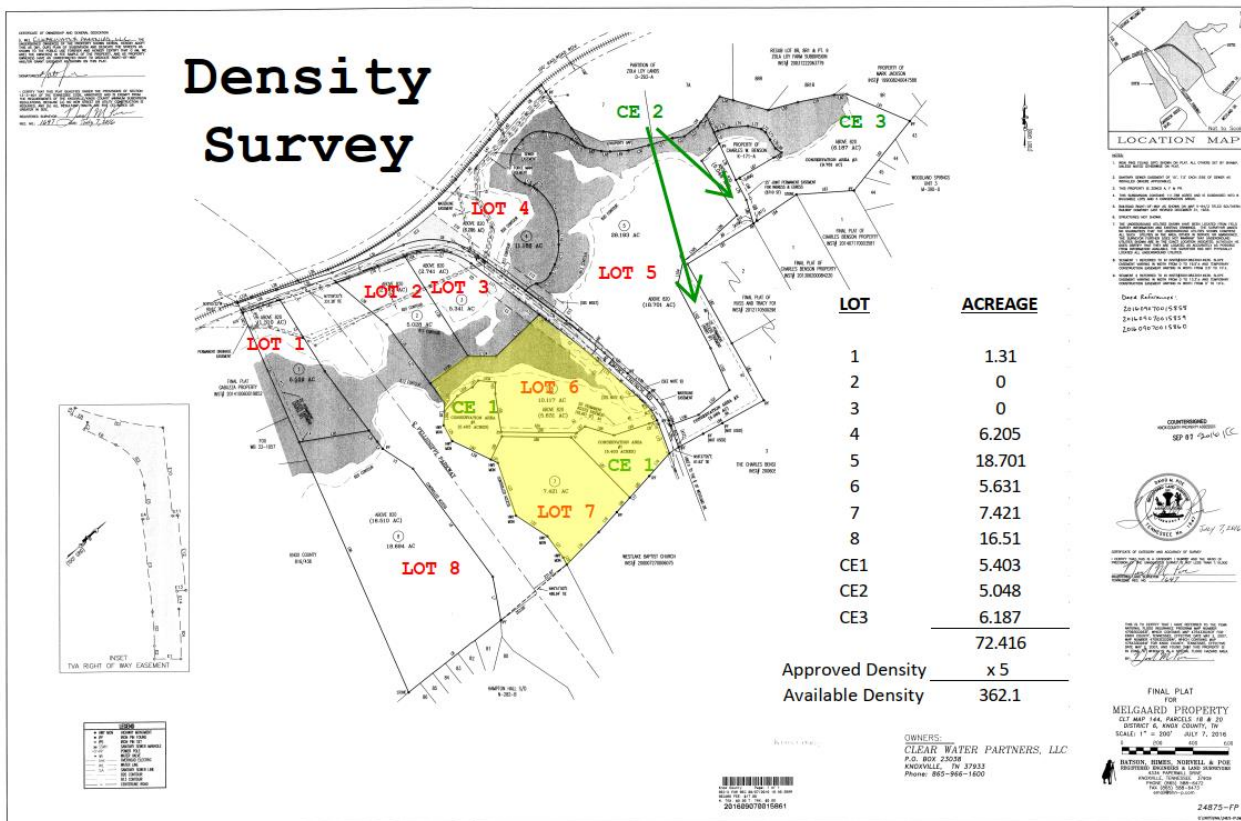
RE: Item # 21 (File # 12-B-20-UR - Huber Properties – Clear Water Partners)

Dear MPC Commissioners,

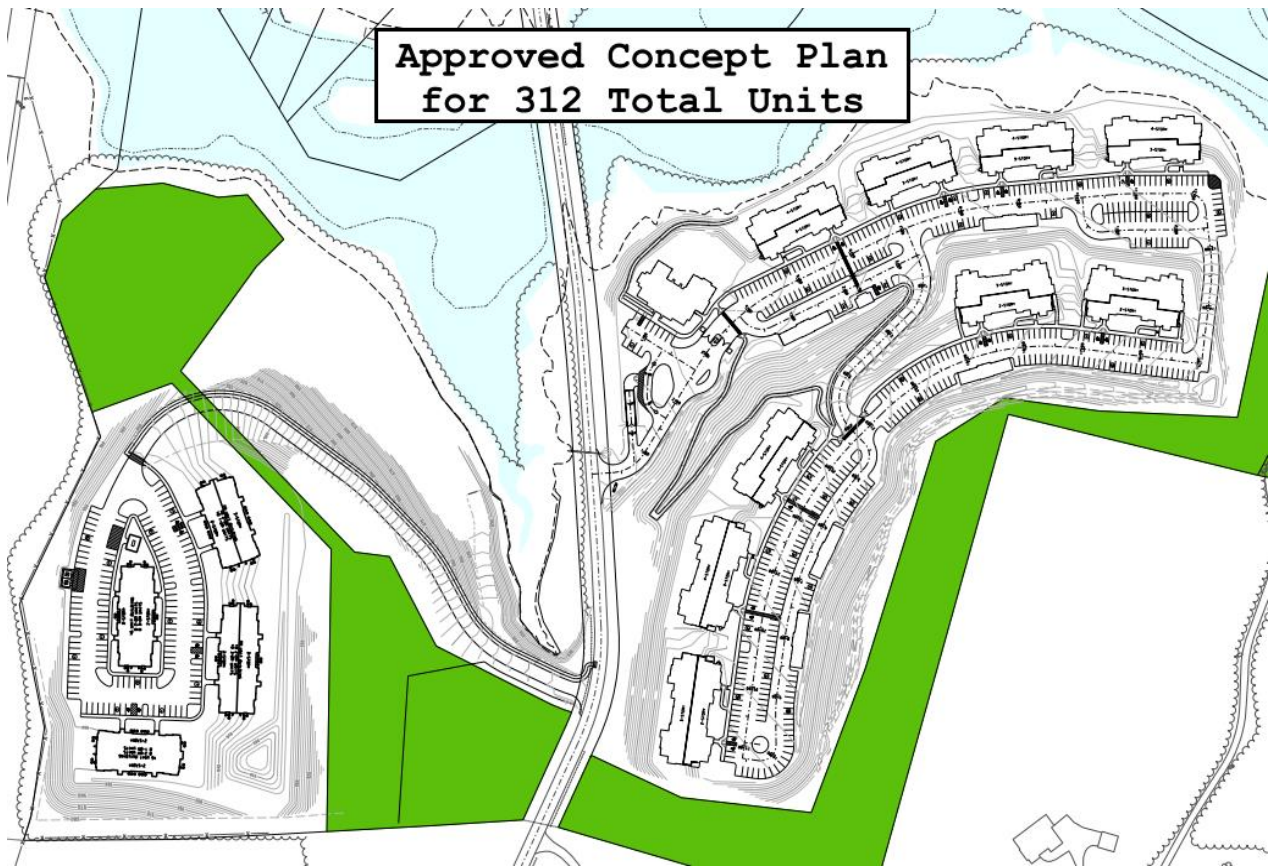
I wanted to give you a little background on item # 21 (12-B-20-UR) that you are considering this month.

In late 2013 Knox County Commission approved a PR zoning with a density of up to 5 dwelling units per acre on this property. Although the majority of the property was legally one contiguous parcel of land at the time; it was bifurcated by multiple State and County roads as well as a flowage easement for Fort Loudon Lake. Given the unusual bifurcation of the tract and the fact that some of the acreage was under water, MPC Staff required that a final plat / survey be created that showed all the acreage of the tracts that were above the 820 contour (high water line for Fort Loudon Lake) and available for calculating density. That document was prepared and finalized by Batson, Himes, Norvell and Poe on July 7th, 2016 (see map below). The usable acreage of the tracts totaled 72.416. The usable acreage times the 5 dwelling units per acre amounted to 362 dwelling units available for use.

The application before you pertains to the portion of the property that is located to the west of Emory Church Road, to the east of Pellissippi Parkway, to the south of Fort Loudon Lake and to the north of a newly constructed assisted living center. On the map below, the property is highlighted in yellow and labeled as lot 6, lot 7 and CE 1 (Conservation Easement #1).

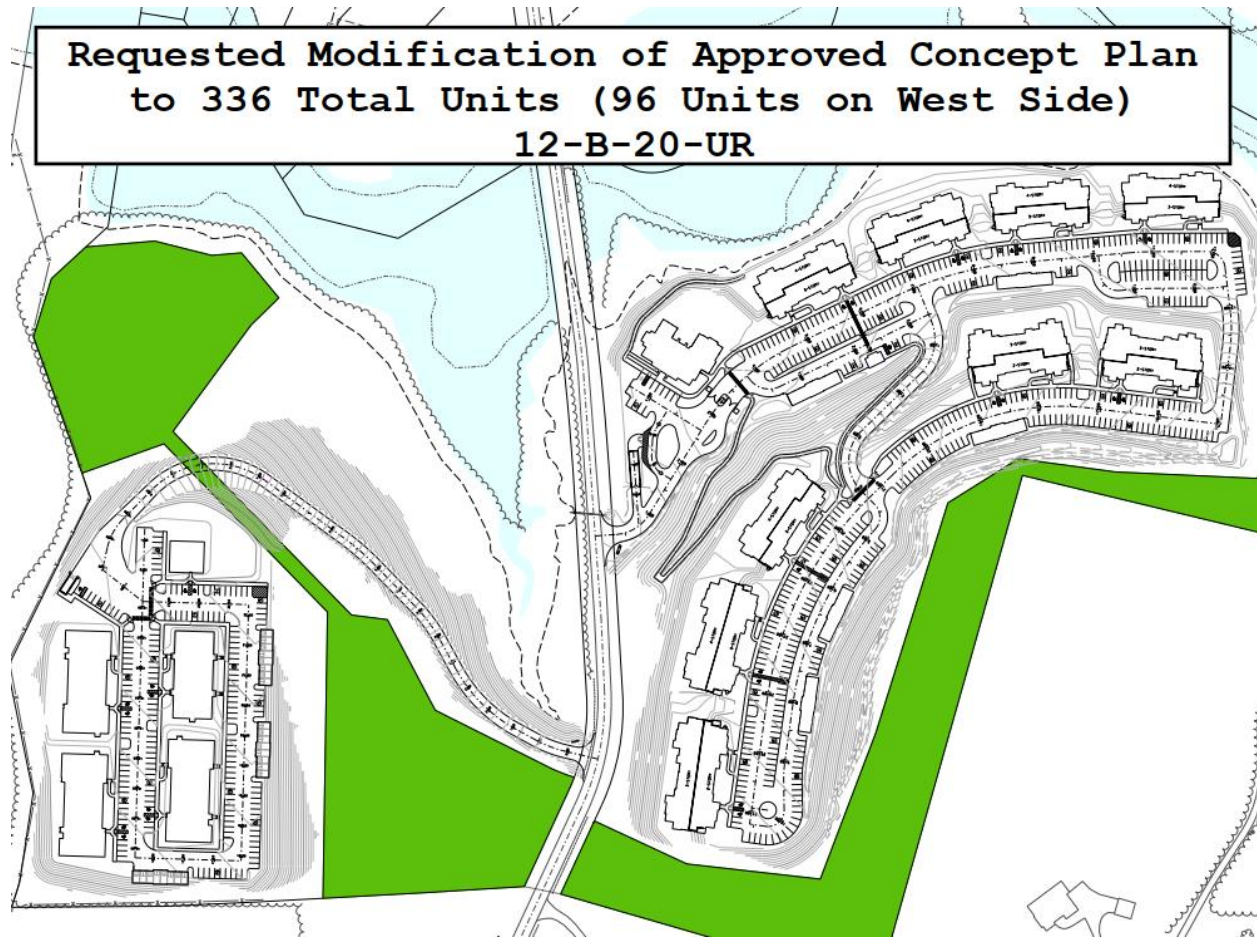


In late 2013, we were also approved by MPC for a UOR / Concept Plan that included 312 attached multi-family apartments and 3 individually platted single-family lots. 240 of the units on the approved plan were apartments to be placed on the east side of Emory Church Road and 72 of the units were apartments to be placed on the west side of Emory Church Road. The remaining 3 single family lots were located on the north side of Sinking Creek (Fort Loudon Lake). That plan was carefully crafted to respect the hillside and ridgetop protection plan by staying off the ridges and recording conservation easements on over 20 acres surrounding the development. The figure below shows the approved plan with 240 units on the east side of Emory Church Road (right side of page) and the 72 units on the west side of Emory Church Road (left side of page).



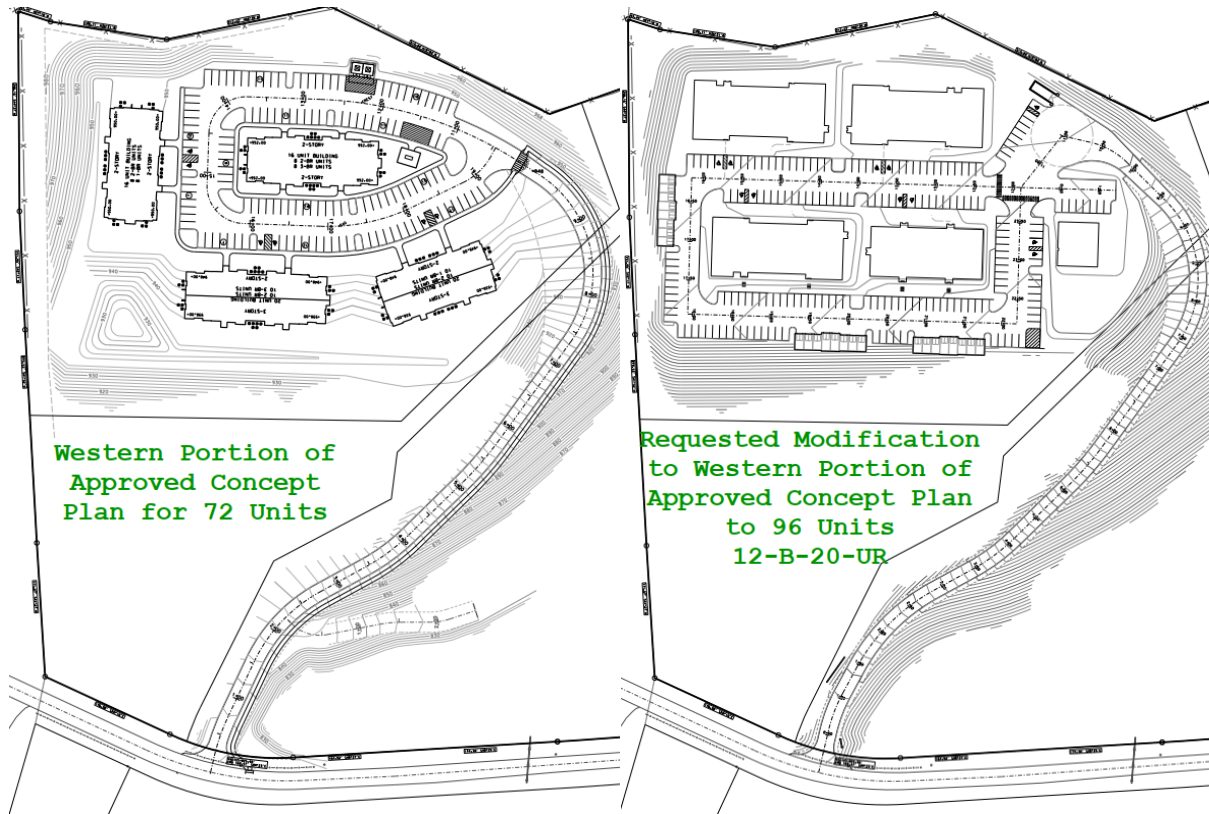
The 240 multi-family units on the east side of Emory Church have recently been completed and are at over 90% occupancy, demonstrating the need for this type of housing in the area. The 72 units on the west side have not been constructed. The application before you is a request to approve a new concept plan with an increase of 24 dwelling units in that

location. This will bring the number of apartments on the west side of Emory Church Road from 72 to 96 and the overall number of apartments on Emory Church Road from 312 to 336. The figure below shows the 240 units as they are built on the east side (right side of page) and the requested 96 units on the west side (left side of page).



Site Plan Changes / Number of Buildings / Driveway Entrance:

With a closer look at the area in the application, you will see (on the next page) that the approved Site Plan showed a total of 4 multi-family buildings. The current plan, 12-B-20-UR, also contains a total of 4 multi-family buildings. The difference between the two is the 4 buildings contain more units. The new plan also includes a small clubhouse and a few garages. Our objective was to keep the increase in units constrained to the original 4 multi-family buildings that were previously approved. Also, as you can see, the driveway access location for this portion of the development has not changed.



Density:

Of the overall 362 units of density that were approved for this property in 2013, only 315 have been assigned via the Use on Review process. The assigned density includes 1 single family dwelling unit for parcel 144 02018, 1 single family dwelling unit for parcel 144 02019, 1 single family dwelling unit for parcel 144 02004, 240 multi-family dwelling units for parcel 144 02005 (east of Emory Church Road) and 72 multi-family dwelling units for parcel 144 02009 (west of Emory Church Road). This leaves 47 additional units available for consideration. In the current application we are asking for 24 of those units to be assigned to the updated multi-family concept plan on the west side of Emory Church Road (increasing the approved Concept Plan from 72 units to 96). This is an increase of approximately 8% over the approved Concept Plan (increasing the approved Concept Plan from 312 units to 336). Note that this is the last developable land we have in the Emory Church Road corridor.

Hillside and Ridgetop / Conservation Easements / Scenic Highway:

12-B-20-UR respects the Hillside and Ridgetop Protection Plan just as the original plan did. This plan only disturbs an area of +/- 8.5 acres out of the 24.29 plated acres it is on. It intentionally stays away from the Ridgetop and conserves the trees on the steepest sections of

the property as well as the trees that abut Pellissippi Parkway. All 4 multi-family buildings also respect the Scenic Highway Act by being no taller than 35' in height.

Traffic:

We performed a phase II traffic study in 2013 that reached out to the intersections of Westland Dr and Emory Church Road as well as Emory Church Road and Fox Road. The study assumed 356 dwelling units and a commercial marina were using Emory Church Road.

The traffic study led to a public / private partnership between ourselves and Knox County Engineering for improvements to the intersection of Westland Drive and Emory Church Road. Improvements included widening sections of Westland Drive and Emory Church Road, extension of turn lanes, and the installation of a new red light at the intersection with pedestrian facilities. The total cost of the improvement was approximately \$480,000.



With our request to use 24 more units of our approved density on Emory Church Road, the total number of units will still be less than the impacts measured by the traffic impact study (336 developed units on Emory Church Road vs 356 studied units). A copy of the traffic study is available at Knox County Engineering for your review.

If you have any questions about our request, please feel free to reach out and we will respond through MPC Staff or at the meeting.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'John Huber', is written over a white background.

John Huber