

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 4-SA-18-C

AGENDA ITEM #: 11

AGENDA DATE: 4/12/2018

▶ **SUBDIVISION:** SCHAAD ROAD DEVELOPMENT

▶ **APPLICANT/DEVELOPER:** PRIMOS LAND COMPANY, LLC

OWNER(S): Primos Land Company, LLC

TAX IDENTIFICATION: 79 023

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3301 Schaad Rd

▶ **LOCATION:** North side Schaad Rd, east of La Christa Way.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

WATERSHED: Grassy Creek

▶ **APPROXIMATE ACREAGE:** 15.35 acres

▶ **ZONING:** LI (Light Industrial) & CA (General Business)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Not specified

SURROUNDING LAND USE AND ZONING: This property is on Schaad Rd., between Clinton Hwy. and Oak Ridge Hwy., which is developed with a mix of attached and detached residential, office, recreation, commercial, and industrial uses. The Knoxville Municipal Golf Course is west of this site.

▶ **NUMBER OF LOTS:** 1

SURVEYOR/ENGINEER: SEC, LLC

ACCESSIBILITY: Access is via Schaad Rd., a minor arterial street with a 20' pavement width within a right-of-way that varies from 50' to 112' in width.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1) Reduce vertical curve on Road "B" at STA 0+40 from 65.5' (k=25) to 54' (k=20.57).

STAFF RECOMMENDATION:

▶ **POSTPONE** until the May 10, 2018 MPC meeting as requested by the applicant.

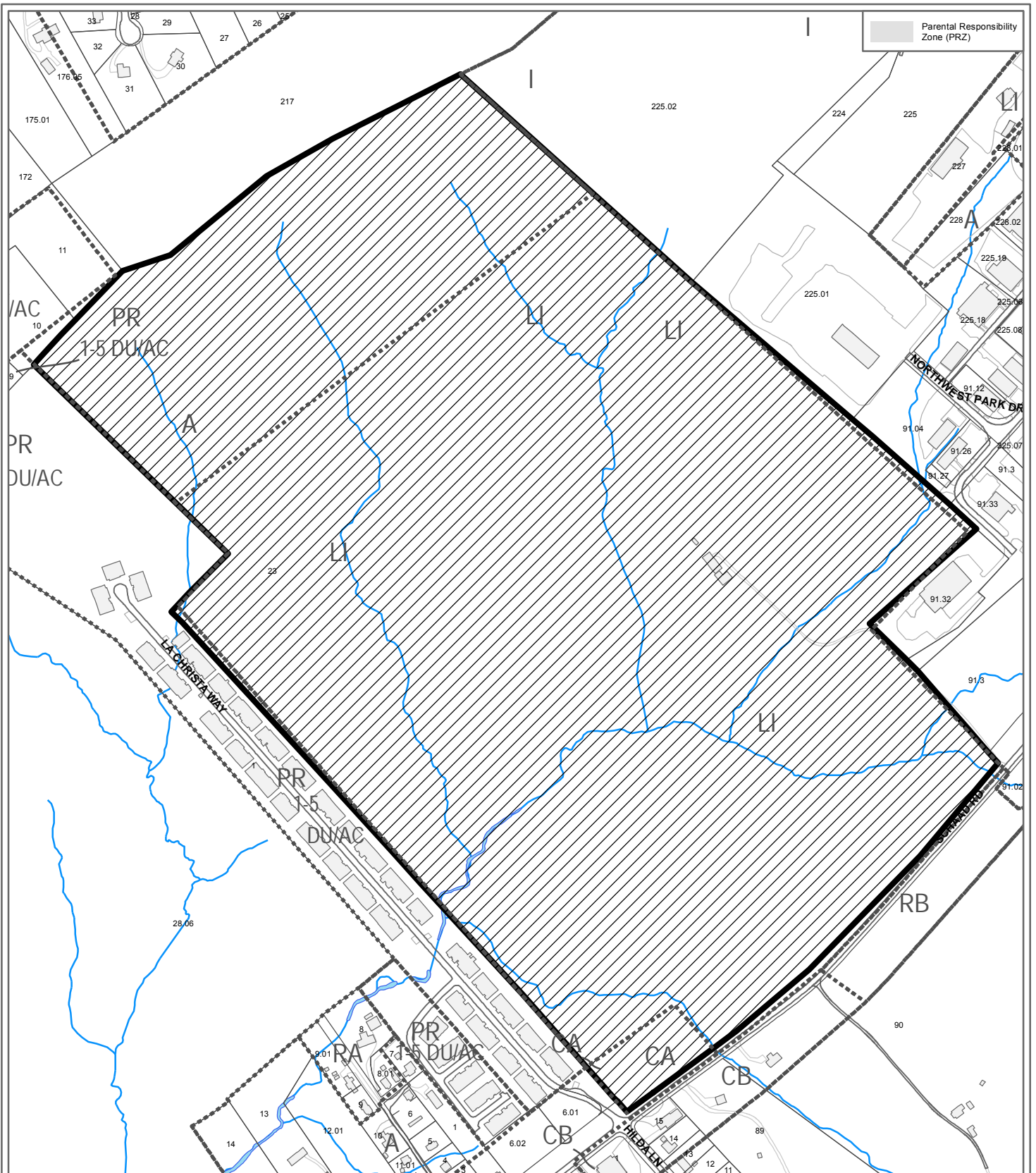
COMMENTS:

This proposal is to create two new roads with access to Schaad Rd. for the 165 acre site. The intent is to establish these two road connections and extend the roads into the site when a development is proposed. Knox County is currently designing improvements for Schaad Rd. in this area and the proposed roads will be designed to match the new profile. The applicant is requesting postponement to allow additional time for a traffic impact study to be completed.

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: Not applicable.

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



**4-SA-18-C
CONCEPT PLAN**

Subdivision: Schaad Road Development



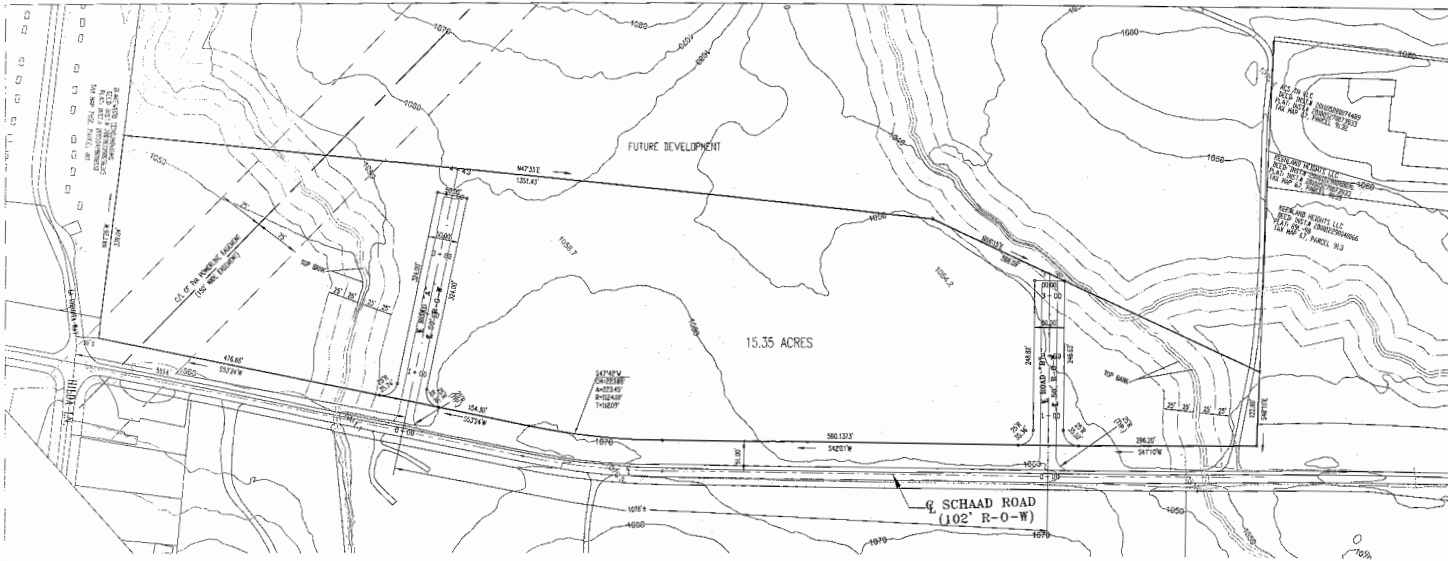
Approval of Concept Plan

Map No: 79

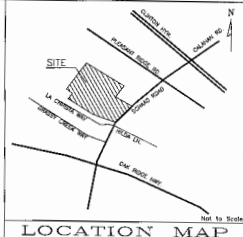
Jurisdiction: County

Original Print Date: 3/20/2018
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





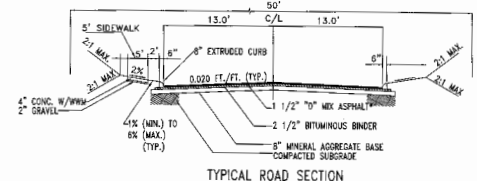
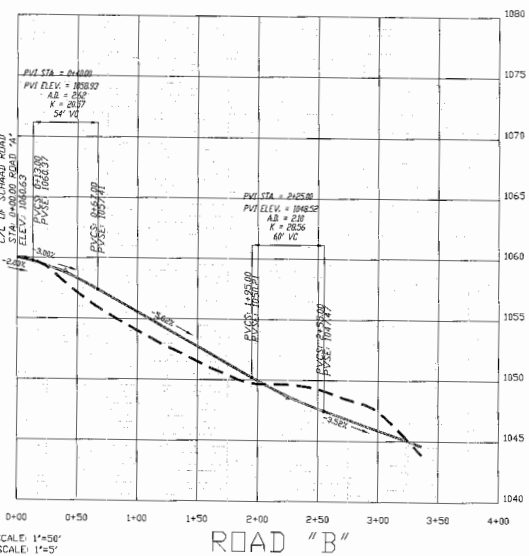
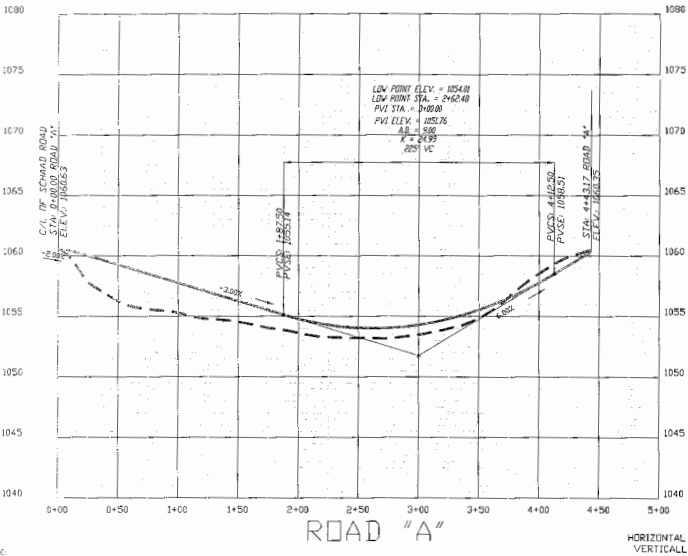
NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



CONTRACTOR IS RESPONSIBLE FOR ALL TECHNICAL SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUTS BENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ACD MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION TO PROTECT LIFE, PROPERTY, OR WORK TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL. SHIP, BULK, SOIL - BE ARCHED BY.

- NOTES:**
1. ALL DIMENSIONS AND AREAS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 12" DRAINAGE UTILITY AND CONSTRUCTION EXISTENCE EXITS BEHIND ALL EXISTING LOT LINES AND ROAD LINES IF EACH SIDE OF HIGHWAY LOT LINES.
 3. A 12" UTILITY EXISTENCE EXITS 7'5" EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 15.36 ACRES AND IS SUBDIVIDED INTO ONE COMMERCIAL LOT.
 5. ZONING - HEIGHT RESTRICTION.
 6. CONTROLS PROVIDED BY INDIVIDUAL ENGINE COUNTY REGS AND ROAD PROFILES ARE BASED ON REGS.
 7. UTILITIES:
KNOX METRO POLICE UTILITY DISTRICT
KNOX METRO POLICE UTILITY DISTRICT
KNOX METRO POLICE UTILITY DISTRICT
KNOX METRO POLICE UTILITY DISTRICT
KNOX METRO POLICE UTILITY DISTRICT
 8. SINKING RETENTION LINES WILL BE AS FOLLOWS:
FRONT - 30'
SIDE - 15'
REAR - 10' (UNLESS CONTROLLED BY 30' PERIPHERAL RETENTION)
 9. BOUNDARY IS BASED ON A FIELD SURVEY.
 10. ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROADS WITH 30' RIGHT-OF-WAY AND 20' WIDE FRONTAGE.
 11. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 12. BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SPOUNGE OR FENCING PRIOR TO ANY SUBDIVISION.

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.



NOTE: NO BREAK IN GRADE FOR DRIVEWAYS SHALL EXCEED BY A MINIMUM 10 FEET BEHIND THE SIDEWALK.

CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND CORRECT IN ACCORDANCE WITH SOUND ENGINEERING PRACTICE.
James A. Edinger
ENGINEER
TENNESSEE CERTIFICATE NO. 22428



4-SA-18-C

2/21/2018

SITE ADDRESS:
3321 SCHAAD ROAD
KNOXVILLE, TENNESSEE 37921

OWNER/DEVELOPER:
PRIMOS LAND COMPANY, LLC
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-7756
FAX (865) 693-9699

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL, CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
Email: info@senconsultants.com

DESIGNED	WAR	APPROVED	
DRAWN	WAR	ENGINEER	
CHECKED	WAR		

SCALE	HORIZONTAL: 1"=50'
VERTICAL: 1"=5'	
DATE	01-12-2018

DEED REF. INST. #201408200010911
SCALE: HORIZONTAL: 1"=100'
CONTOUR INTERVAL: 2'
DATE: 01-12-2018



COMMERCIAL DEVELOPMENT FOR PRIMOS LAND COMPANY, LLC ON SCHAAD ROAD
CLT MAP 079, PART OF PARCEL 023
DISTRICT-6, KNOX COUNTY, TENNESSEE

PLC-02-14-18-CD
SHEET 1 OF 1 SHEET

SUBDIVISION - CONCEPT

Name of Applicant: Primos Land Company LLC
 Date Filed: 2/21/18 Meeting Date: April 12, 2018
 Application Accepted by: Jama Reed
 Fee Amount: \$500 File Number: Subdivision - Concept 4-SA-18-C
 Fee Amount: _____ Related File Number: Development Plan _____



PROPERTY INFORMATION

Subdivision Name: Schaad Rd Development

Unit/Phase Number: _____

General Location: ON Schaad Rd East of LA Christa Way

Tract Size: 15.35 No. of Lots: 1

Zoning District: LI

Existing Land Use: Vacant

Planning Sector: Northwest County

Growth Policy Plan Designation: _____

Census Tract: 60.02

Traffic Zone: 208

Parcel ID Number(s): 079 023

Jurisdiction: City Council _____ District
 County Commission 6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Josh Sanderson

Company: Primos Land Co. LLC

Address: 4909 Ball Rd

City: Knoxville State: TN Zip: 37931

Telephone: 865-694-7756

Fax: 865-693-9699

E-mail: josh@rhsc.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: WANIS A. Rghebi

Company: SEC, LLC

Address: 4909 Ball Rd

City: Knoxville State: TN Zip: 37931

Telephone: 865-694-7756

Fax: 865-693-9699

E-mail: wrghebi@sergconsultants.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer HDPu

Water HDPu

Electricity KuB

Gas KuB

Telephone AT&T

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: _____

Company: same as above

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

VARIANCES REQUESTED

1. _____
Justify variance by indicating hardship: _____

2. _____
Justify variance by indicating hardship: _____

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

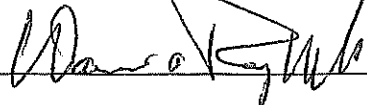
PLEASE PRINT

Name: WANIS A. Rghebi

Address: 4909 Ball Rd.

City: KNOXVILLE State: TN Zip: 37931

Telephone: 865-694-7756

Signature: 

Fax: 865-693-9699

Date: 2/15/18

E-mail: Wrghebi@sengconsultants.com

REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide the sign(s) to post on the subject property at the time of application.

The sign(s) must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign(s) should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign(s) to be posted at the time of application.

The sign(s) must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. The applicant is responsible for ensuring that the signs remain posted throughout the two-week period prior to the public hearing. Failure to maintain the signs during this time period may be cause for postponement of the application until the next scheduled meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for additional sign(s) consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign(s) provided on the subject property on or before March 27, 2018, consistent with the guidelines provided above; and remove the sign(s) within one week after the MPC/BZA public hearing.

Signature:

Wanis Rghebi

Printed name:

WANIS Rghebi

Date:

2/21/18

MPC/BZA File #:

4-SA-18-C