



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

▶ **FILE #:** 4-SA-18-C **AGENDA ITEM #:** 11
 POSTPONEMENT(S): 4/12/2018 - 7/12/2018 **AGENDA DATE:** 8/9/2018
 ▶ **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 the centerline horizontal curve on Road "B" from 250' to 150' from STA 1+66 to 2+90.
 2) Reduce the vertical curve on Road "B" at STA 0+40 from 65.5' (k=25) to 54' (k=20.57).

STAFF RECOMMENDATION:

▶ **DENY** variances 1 and 2 because they are not needed based on Staff's approval recommendation of the Concept Plan.

APPROVE the Concept Plan for only the intersection centerline locations of Road "A" and Road "B" with Schaad Rd, subject to 3 conditions.

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Submitting a new Concept Plan application for Road "A" and Road "B" designed to the future Schaad Rd. alignment, currently being developed by CDM Smith for Knox County.

COMMENTS:

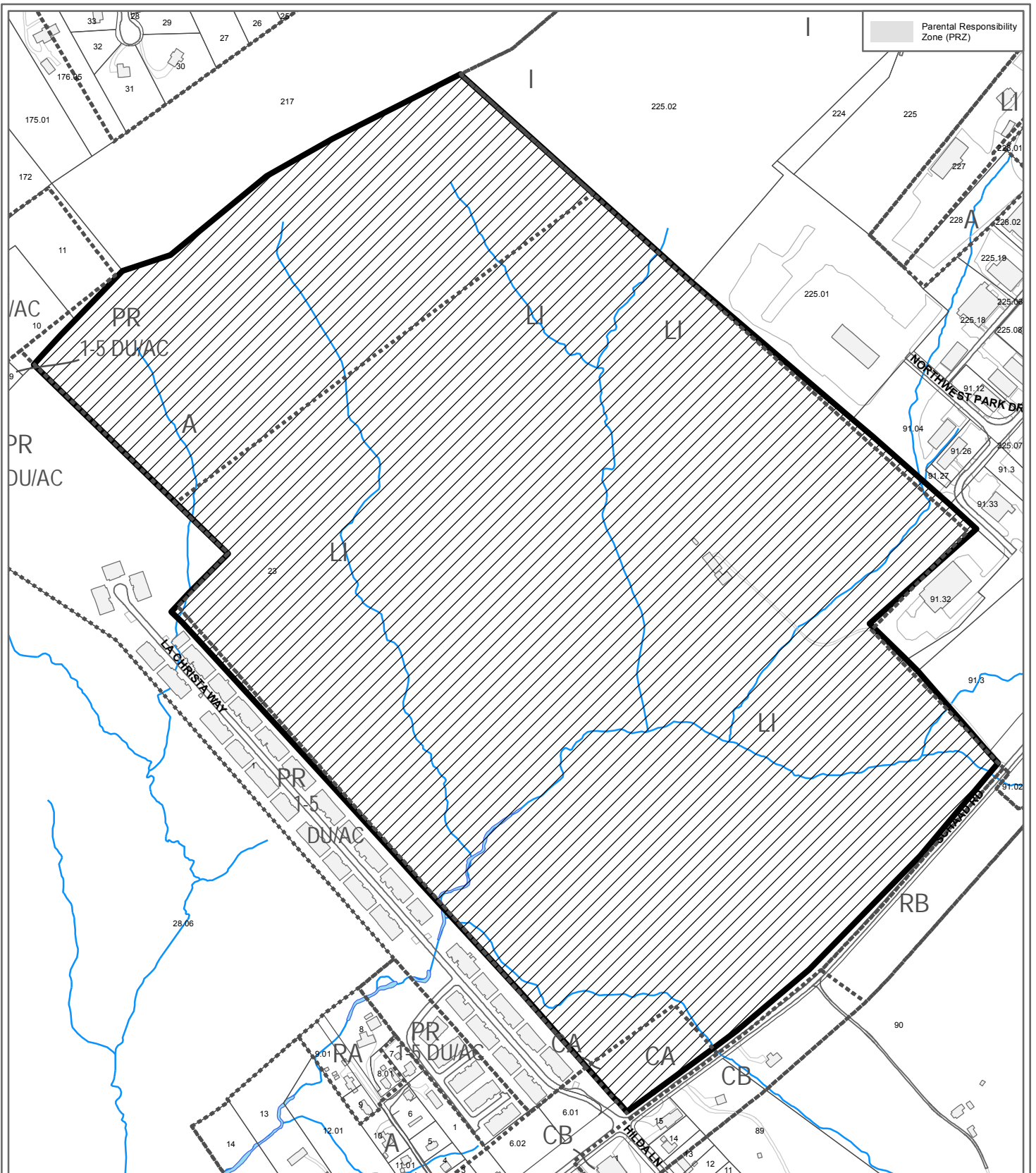
The primary purpose of this Concept Plan is to establish locations for two new roads into this 165 acre site. Staff is recommending that only the centerlines of the proposed roads be approved because this will allow for median cuts to be designed into the Schaad Road widening plans at these locations. Once the design plans are complete for the Schaad Rd. improvements, the property owner can then design the two new roads to the future Schaad Rd. alignment to ensure compatibility. If the property owner proposes to install new roads into the site before the Schaad Rd. widening has occurred, the roads will need to be designed to function properly with both the existing and proposed Schaad Rd. alignments. Some of the improvement recommendations in the Traffic Impact Study may also be required depending on the development intensity at that time, such as left and right turn lanes on Schaad Rd. into the site.

The Traffic Impact Study submitted by the applicant contains a conceptual site plan with a potential buildout of the site that includes 100,000 sqft of shopping center on the front part of the property (along Schaad Rd.), and 160 single family lots and 350 multi-family dwelling units on the remaining property. If the land use mix changes as the property develops, the Traffic Impact Study may need to be revised and additional improvements may be required. The property is currently zoned LI (Light Industrial), with a small portion of the property zoned CA (General Business) in the southwest corner of the property along Schaad Rd. and A (Agricultural) to the rear of the property along the steep slopes of Beaver Ridge. The property will need to be rezoned before the proposed uses can be developed on the site.

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



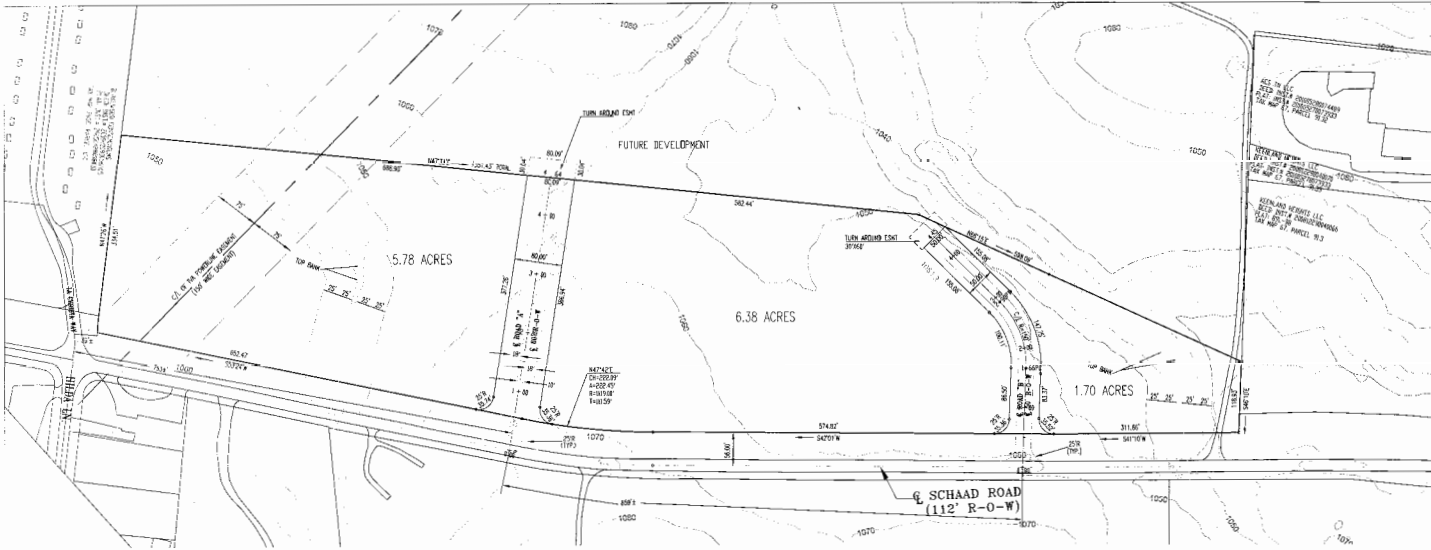
Approval of Concept Plan

Map No: 79

Jurisdiction: County

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





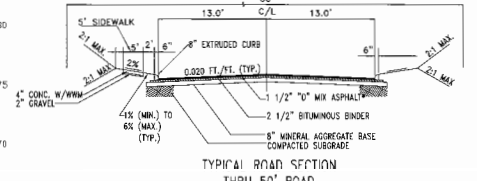
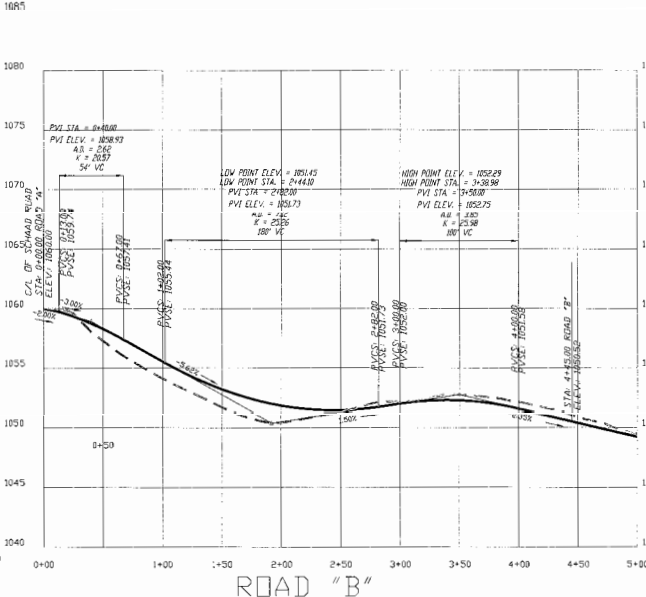
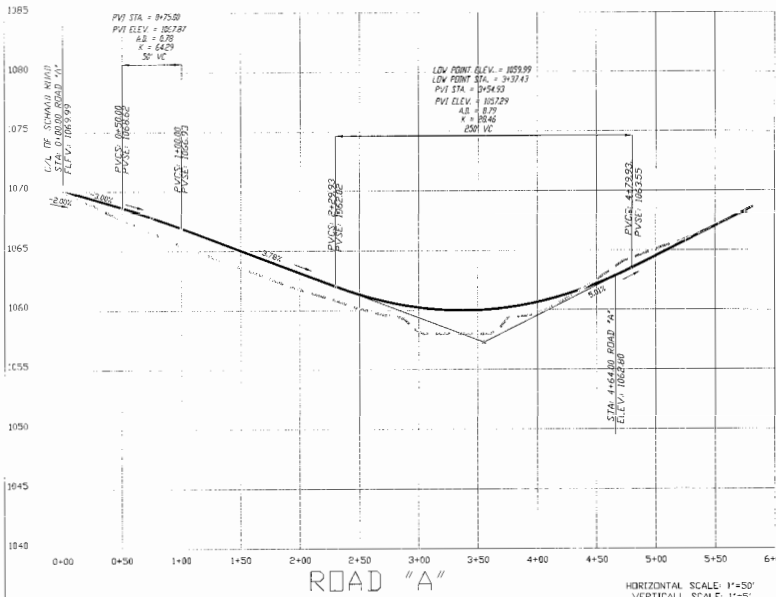
NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY.
CONTRACTOR SHALL SHIELD AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ACC MANUAL OF ACCOUNT PRACTICES IN CONNECTION TO PROTECT LIFE, PROPERTY, OR WORK, TO AVOID EXCESSIVELY WIDE CUTS IN UNDESIRABLE MATERIAL. SPECIAL SHALL BE ADDED, ET.



- NOTES:**
1. ALL DIMENSIONS AND LOCATIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 12" DRAINAGE UTILITY AND CONSTRUCTION EASEMENT LOCATED ALONG ALL EXTERIOR LOT LINES AND ROAD LINES 5' EACH SIDE OF MINIMUM LOT LINES.
 3. A 12" UTILITY EASEMENT EXCEPT 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 15.134 ACRES AND IS SUBDIVIDED INTO ONE COMMERCIAL LOT.
 5. ZONING (A GENERAL COMMERCIAL) AND 1-LINE ZONING.
 6. CONDITIONS PROVIDED BY UNAVAILABLE, AND/OR COUNTY RECORDS AND ROAD PROFILES ARE BASED ON RECORDS.
 7. UTILITIES:
WATER: UNLAWYER POWERLINE UTILITY DISTRICT
SEWER: HULLSVILLE POWERLINE UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITY BOARD
GAS: KNOXVILLE UTILITY BOARD
TELEPHONE: AT&T
 8. PAVING SETBACK LINES WILL BE AS FOLLOWS FOR ZONING REQUIREMENTS:
FRONT: 35'
SIDE: 5' (UNLESS CONTROLLED BY 35' PERMANENT SETBACK)
 9. VARIANCES REQUESTED:
(A) OVERLAP CURVE FROM 100' TO 130', STA 1+48 TO 2+40, ROAD 12'
(B) EXCEED THE VERTICAL CURVE ON ROAD 12' AT STA 3+40 FROM 12.5 (8+25.0) TO 54' (8+35.5)
 10. SURVEY IS BASED ON A FIELD SURVEY.
 11. ALL LOTS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 20' WIDE PAVEMENT.
 12. DRIVEWAY ACCESS FOR ALL LOTS IS LIMITED TO MINIMUM ROAD SYSTEM ROAD.
 13. DRIVEWAY LOTS ARE TO BE RECONSTRUCTED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY OCCUPANCY.
 14. THE FENCING SHALL BE 50' HIGHER THAN THE PROPERTY BE BE SHOWN.

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 8% FOR A MINIMUM 10 FEET BEHIND THE SIDEWALK.

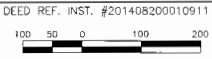
CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND IS BASED UPON SOUND ENGINEERING PRACTICE.
ENGINEER: *Wanda K. Hill*
TENNESSEE CERTIFICATE NO. 2252



OWNER/DEVELOPER:
PRIMOS LAND COMPANY, LLC
1409 BULL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-7758
FAX (865) 693-9999

SITE ADDRESS:
1301 SCHAAD ROAD
KNOXVILLE, TENNESSEE 37921

Revised: 8/2/2018
4-SA-18-C



SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4029 BULL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7758
FAX: (865) 693-9999
Email: wrge@seengcs.com

DESIGNED	WAR	APPROVED	
DRAWN	WAR	ENGINEER	
CHECKED	WAR		
NO.	DATE	REVISION	APPR.

SCALE:
HORIZONTAL: 1"= 100'
CONTOUR INTERVAL: 2'
DATE:
01-12-2018

DEED REF. INST. #201408200010911

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

6/28/2018

4-SA-18-C-PP-7-12-18

KnoxMPC Mail - Fwd: Schaad Rd (4-SA-18-C)



Sherry Michienzi <sherry.michienzi@knoxmpc.org>



Fwd: Schaad Rd (4-SA-18-C)

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org> Thu, Jun 28, 2018 at 3:59 PM
To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Postponement request for 4-SA-18-C until the August 9th MPC meeting.

----- Forwarded message -----

From: **Wanis Rhegbi** <wrghebi@sengconsultants.com>
Date: Thu, Jun 28, 2018 at 3:23 PM
Subject: Re: Schaad Rd (4-SA-18-C)
To: Mike Reynolds <mike.reynolds@knoxmpc.org>

Hi Mike, please postpone the Schaad Road Project to August agenda.
Thanks

Wanis Rghebi, MBA, M.S., B.S.M.E., P.E., R.L.S., CPESC, CPSWQ, CFM

Hydrologist, Hydraulic Engineer

Professional Engineer (Alabama, Tennessee)
Chief Civil Engineer/Management

Certified Flood Plain Manager

Southland Engineering Consultants, LLC
4909 Ball Road
Knoxville, TN 37931
Phone: 865-694-7756
Fax; 865-693-9699
<<mailto:wrghebi@sengconsultants.com>>

www.southlandengineeringusa.com

From: Mike Reynolds <mike.reynolds@knoxmpc.org>
Sent: Thursday, June 28, 2018 1:16 PM

MPC August 9, 2018

Agenda Item # 11

6/4/2018

4-SA-18-C-PP-6-14-18

KnoxMPC Mail - Fwd: Schaad Road (4-SA-18-C) and Bullard Farm (5-SA-18-C)



Sherry Michienzi <sherry.michienzi@knoxmpc.org>

Fwd: Schaad Road (4-SA-18-C) and Bullard Farm (5-SA-18-C)

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org> Fri, Jun 1, 2018 at 9:08 AM
To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

This is a request to postpone the two cases until the July 12, 2018 MPC meeting.

----- Forwarded message -----

From: **Wanis Rhegbi** <wrghebi@sengconsultants.com>
Date: Fri, Jun 1, 2018 at 8:29 AM
Subject: Schaad Road (4-SA-18-C) and Bullard Farm (5-SA-18-C)
To: Mike Reynolds <mike.reynolds@knoxmpc.org>

Hi Mike, I hope you are doing great, please postpone these two projects to July meeting.

Thanks

Wanis Rghebi, MBA, M.S., B.S.M.E., P.E., R.L.S., CPESC, CPSWQ, CFM

Hydrologist, Hydraulic Engineer

Professional Engineer (Alabama, Tennessee)
Chief Civil Engineer/Management

Certified Flood Plain Manager

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Fax; 865-693-9699

<mailto:wrghebi@sengconsultants.com>

www.southlandengineeringusa.com



Sherry Michienzi <sherry.michienzi@knoxmpc.org>

Fwd: 4-SA-18-C (Schaad Rd.) & 5-SA-18-C/5-B-18-UR (Bullard Farm)

1 message



Mike Reynolds <mike.reynolds@knoxmpc.org> Wed, May 2, 2018 at 8:02 AM
To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

This 30 day postponement request includes two different applications; 4-SA-18-C (Schaad Road Development) and 5-SA-18-C / 5-B-18-UR (Bullard Farm - Eagle CDI, Inc.).

----- Forwarded message -----

From: **Wanis Rhegbi** <wrghebi@sengconsultants.com>
Date: Tue, May 1, 2018 at 5:32 PM
Subject: Re: 4-SA-18-C (Schaad Rd.) & 5-SA-18-C/5-B-18-UR (Bullard Farm)
To: Mike Reynolds <mike.reynolds@knoxmpc.org>

Mike please postpone Schaad Road and Bullard Farm for next MPC meeting
Thanks
Sent from my iPhone

On May 1, 2018, at 4:30 PM, Mike Reynolds <mike.reynolds@knoxmpc.org> wrote:

Wanis,

Please send me a postponement request for both of these projects.

Thanks! Mike

Michael Reynolds, AICP
Senior Planner

Suite 403, City County Building
[400 Main Street](#)
[Knoxville, TN 37902](#)

p 865-215-3827
f 865-215-2068

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

SUBDIVISION - CONCEPT

Name of Applicant: Primos Land Company LLC

Date Filed: 2/21/18 Meeting Date: April 12, 2018

Application Accepted by: James 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: _____ 39'

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.

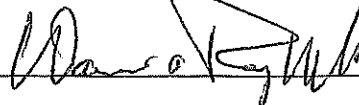
PLEASE PRINT

Name: WANIS A. Rghebi

Address: 4909 Ball Rd.

City: KNOXVILLE State: TN Zip: 37931

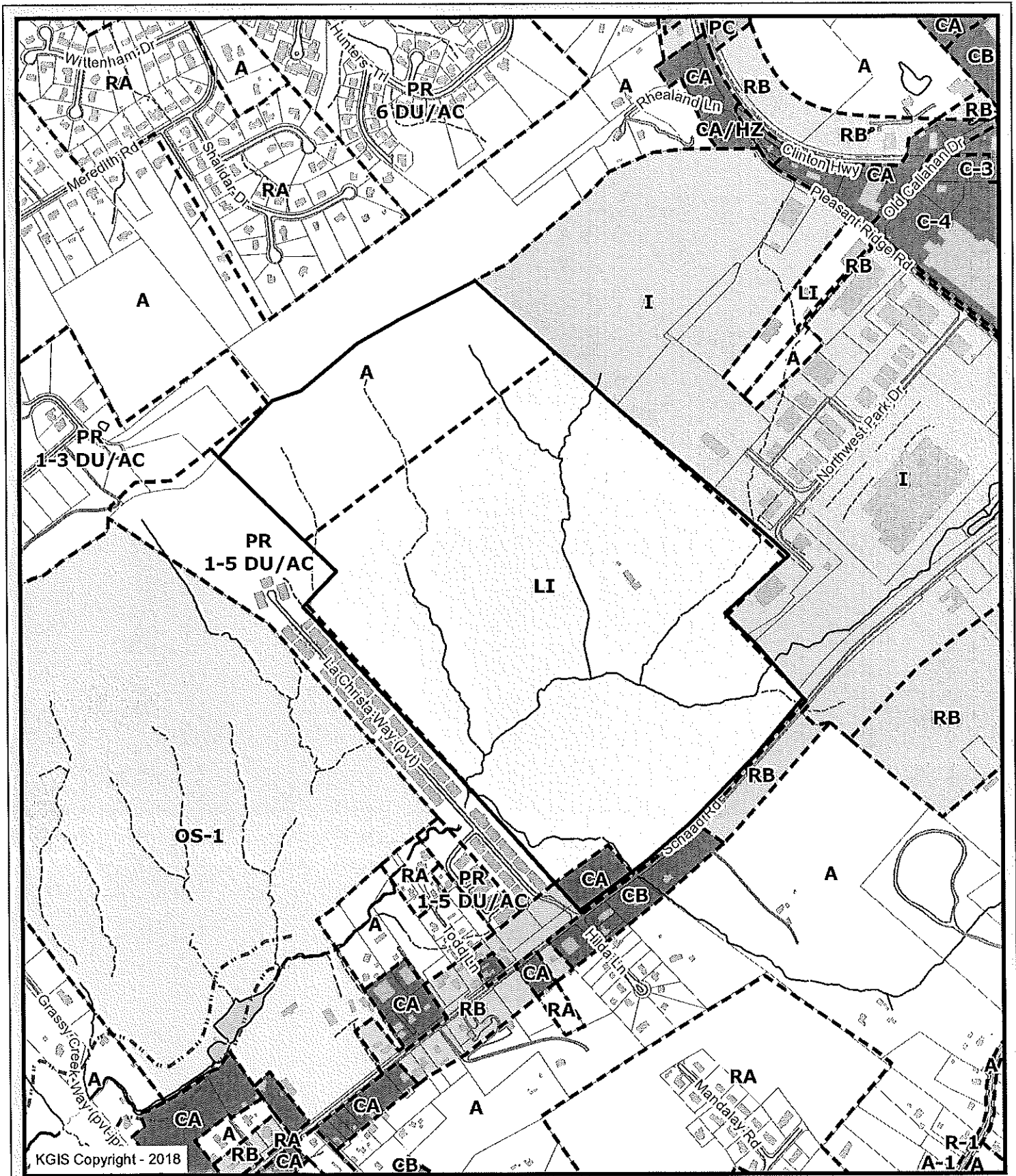
Telephone: 865-694-7756

Signature: 

Fax: 865-693-9699

Date: 2/15/18

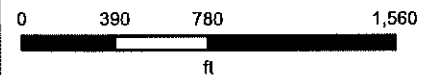
E-mail: Wrghebi@sengconsultants.com



Letter Portrait

Printed: 2/23/2018 at 12:51:44 PM

Knoxville - Knox County - KUB Geographic Information System



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REQUIRED SIGN POSTING AGREEMENT FORM

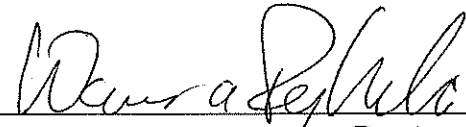
For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide the sign(s) 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: 
Printed name: WANIS Rghebi
Date: 2/21/18
MPC/BZA File #: 4-SA-18-C