

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

▶ **FILE #:** 7-SA-18-C **AGENDA ITEM #:** 12
 7-C-18-UR **AGENDA DATE:** 8/9/2018

POSTPONEMENT(S): 7/12/2018

▶ **SUBDIVISION:** KARNS/OAK RIDGE HIGHWAY DEVELOPMENT

▶ **APPLICANT/DEVELOPER:** SMITHBILT LLC

OWNER(S): Primos Land Company, LLC

TAX IDENTIFICATION: 91 02606

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7521 Oak Ridge Hwy

▶ **LOCATION:** Southeast side of Oak Ridge Hwy., east of Gray Hendrix Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 13.38 acres

▶ **ZONING:** PR (Planned Residential) & CA (General Business)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Public library and residence - PC (Planned Commercial)
 South: Residences and vacant land - RA (Low Density Residential)
 East: Vacant land and community park - CA (General Business), A (Agricultural) and RA (Low Density Residential)
 West: Residences - CA (General Business), A (Agricultural)

▶ **NUMBER OF LOTS:** 24

SURVEYOR/ENGINEER: Southland Engineering

ACCESSIBILITY: Access is via Oak Ridge Hwy., a major arterial street with a three lane street section (32' pavement width) within a required 88' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** NA

STAFF RECOMMENDATION:

▶ **TABLE the Concept Plan application as requested by the applicant.**

The applicant has requested that this item be tabled to allow time to address comments from staff.

▶ **TABLE the Use on Review application as requested by the applicant.**

COMMENTS:

The applicant is proposing to develop this 13.38 acre tract with 24 detached residential lots (on approximately 6.44 acres), 2 commercial lots and a future development site for additional residential lots. The proposed subdivision will have access to Oak Ridge Hwy., a major arterial street.

The Knox County Commission approved the rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on December 18, 2017.

ESTIMATED TRAFFIC IMPACT: 279 (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.

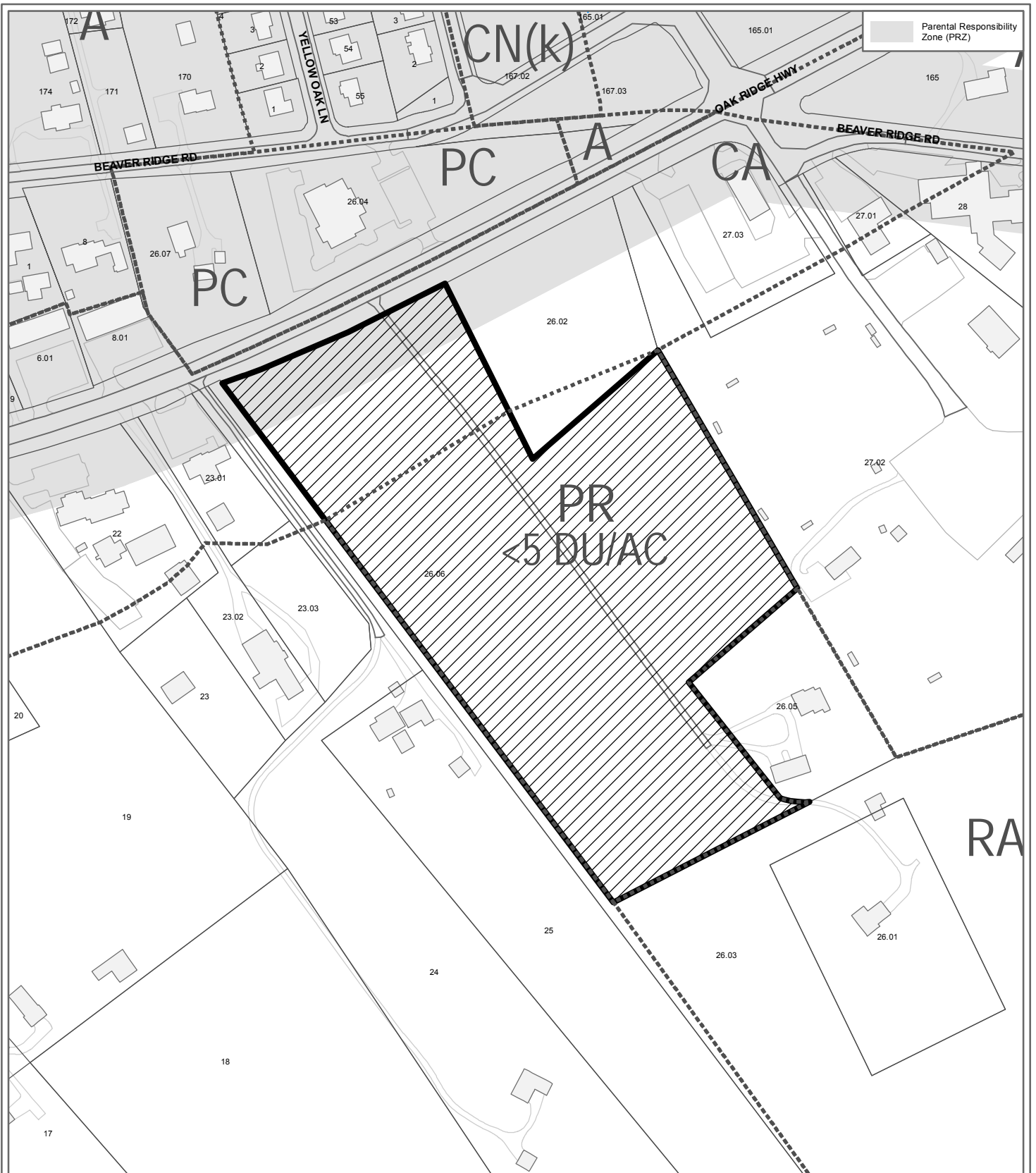
ESTIMATED STUDENT YIELD: 10 (public school children, ages 5-18 years)

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

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. 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.

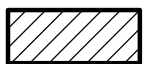
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC'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.



**7-SA-18-C / 7-C-18-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Smithbilt LLC
Karns/Oak Ridge Highway
Development



Detached Residential Subdivision in PR (Planned Residential)

Map No: 91
Jurisdiction: County

Original Print Date: 6/20/2018
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





Request to Postpone • Table • Withdraw

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

Name of Applicant: Smithbilt LLC
AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 7-SA-18-C / 7-C-18-UR

Date Scheduled for MPC Review: July 12, 2018

Date Request Filed: June 19, 2018 Request Accepted by: Thomas Brubaker

REQUEST

Postpone

Please postpone the above application(s) until:

August 9, 2018

DATE OF FUTURE MPC PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

Eligible for Fee Refund? Yes No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: [Signature]

PLEASE PRINT

Name: Jack Jackson

Address: 4909 Ball Road

City: Knoxville State: TN Zip: 37811

Telephone: 865-694-7756

Fax: _____

E-mail: jack@chico.com

PLEASE NOTE

Consistent with the guidelines set forth in MPC's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

TABLINGS

Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

WITHDRAWALS

Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.

MPC

METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

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: Smith Habit LLC
 Date Filed: 5/18/18 Meeting Date: 7/12/18
 Application Accepted by: Jenna Reed
 Fee Amount: \$1220 File Number: Subdivision - Concept 7-SA-18-C
 Fee Amount: _____ Related File Number: Development Plan 7-C-18-UR

PROPERTY INFORMATION

Subdivision Name: Kerns/Oak Ridge
Highway Development
 Unit/Phase Number: 1
 General Location: 7521 Oak Ridge Hwy
Knoxville, TN 37931
 Tract Size: 6.44± No. of Lots: 24
 Zoning District: PR
 Existing Land Use: _____
 Planning Sector: Northwest County
 Growth Policy Plan Designation: Planned Growth

Census Tract: 60.01
 Traffic Zone: 213
 Parcel ID Number(s): 091 026.06

Jurisdiction: City Council _____ District
 County Commission 6 District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:
 Sewer WKUD
 Water WKUD
 Electricity KUB
 Gas KUB
 Telephone AT&T

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)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Josh Sanderson
 Company: Primas Land Co. LLC
 Address: 4909 Ball Rd
 City: Knoxville State: TN Zip: 37931
 Telephone: 865-694-7756
 Fax: 865-693-9699
 E-mail: josh@rhcoco.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Wahis A. Rqhebi
 Company: SEC, LLC
 Address: 4909 Ball Rd
 City: Knoxville State: TN Zip: 37931
 Telephone: 865-694-7756
 Fax: 865-693-9699
 E-mail: wahis@seengconsultants.com

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: _____

VARIANCES REQUESTED

1. Reduction of pavement width from 26' to 24'
Justify variance by indicating hardship: _____

2. Reduction of Vertical Curve from 212' to 190' because
Justify variance by indicating hardship: of topography & the size of Tract.
(Sta. 3+80 to 5+70)

3. _____
Justify variance by indicating hardship: Reduction of Vertical Curve from 175'
to 160 because of topography & tract size

4. Reduction of peripheral set back from 35'
Justify variance by indicating hardship: to 25' because of the size of Tract &
lot depths.

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: Wanda A Ryhebi

Address: 4909 Ball Rd

City: Knoxville State: TN Zip: 37931

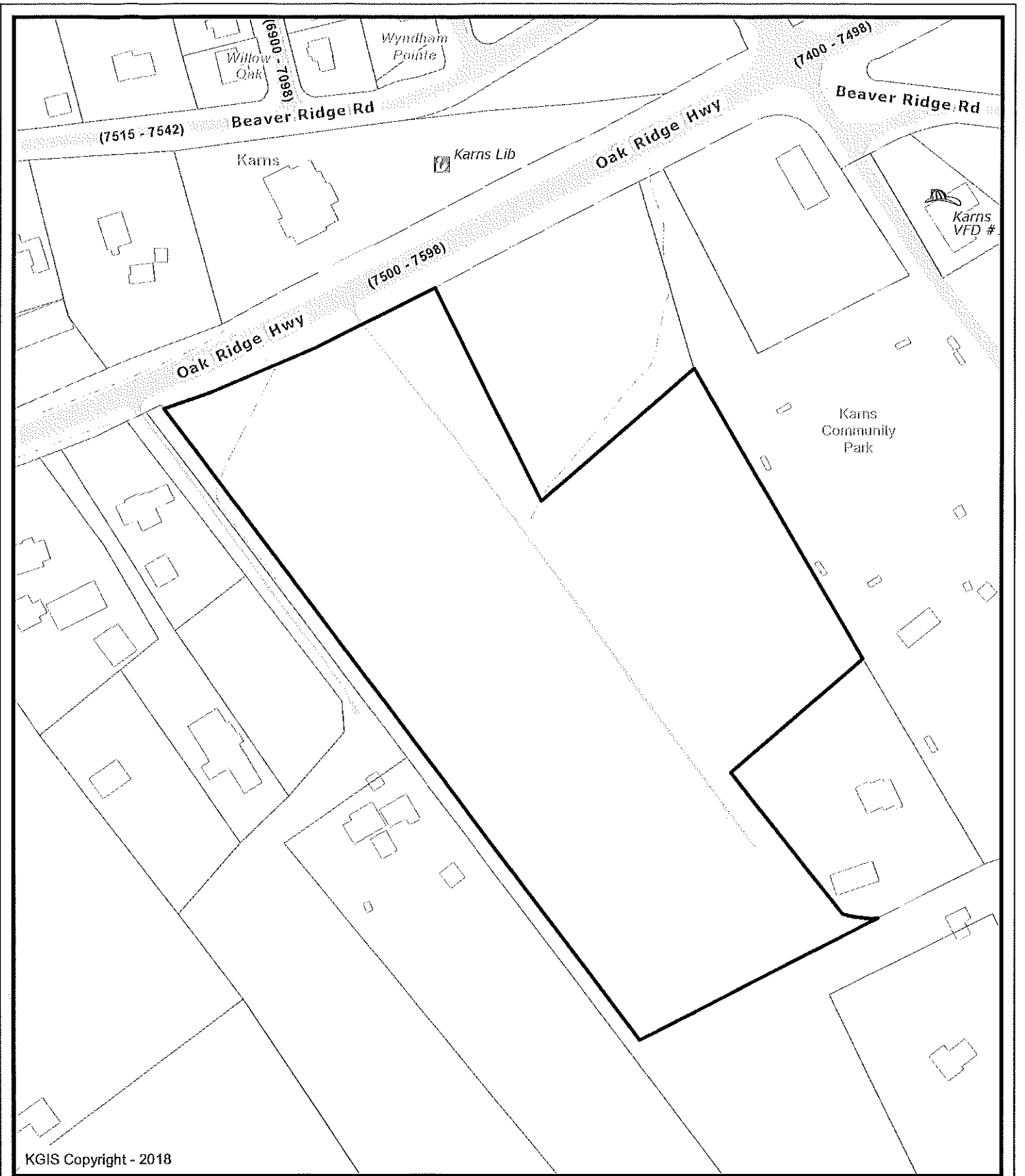
Telephone: 865-694-7756

Fax: 865-693-9699

Signature: Wanda Ryhebi

Date: 5/18/18

E-mail: Wryhebi@sengconsultants.com

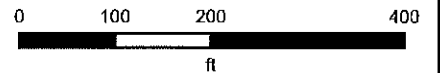


KGIS Copyright - 2018

Letter Portrait

Printed: 5/18/2018 at 2:42:36 PM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.