

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

► **FILE #:** 7-SG-18-C  
7-N-18-UR

**AGENDA ITEM #:** 15  
**AGENDA DATE:** 7/12/2018

► **SUBDIVISION:** COPELAND ROAD DEVELOPMENT ON PEDIGO ROAD  
► **APPLICANT/DEVELOPER:** SMITHBILT LLC  
**OWNER(S):** Primos Land Company, LLC

**TAX IDENTIFICATION:** 37 102.01

[View map on KGIS](#)

**JURISDICTION:** County Commission District 7

**STREET ADDRESS:** 0 Pedigo Rd

► **LOCATION:** West side of Pedigo Rd., south of Childress Rd.

**SECTOR PLAN:** North County

**GROWTH POLICY PLAN:** Rural Area

**WATERSHED:** Beaver Creek

► **APPROXIMATE ACREAGE:** 27.75 acres

► **ZONING:** PR (Planned Residential) up to 3 du/ac

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:**  
North: Vacant land / A (Agricultural)  
South: Vacant land / PR (Planned Residential)  
East: Pedigo Rd., residential subdivision, houses, vacant land / PR (Planned Residential) and A (Agricultural)  
West: Houses and vacant land / A (Agricultural)

► **NUMBER OF LOTS:** 99

**SURVEYOR/ENGINEER:** SEC, LLC

**ACCESSIBILITY:** Access is via Pedigo Rd., a major collector street with 19' of pavement width within 55' of right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:**  
1) Reduce horizontal radius from 250' to 150' @ STA 0+61 to 0+90 on Road "A".  
2) Reduce horizontal radius from 250' to 150' @ STA 2+01 to 2+65 on Road "A".  
3) Reduce horizontal radius from 250' to 150' @ STA 5+14 to 6+60 on Road "A".  
4) Reduce horizontal radius from 250' to 150' @ STA 2+14.5 to 2+53.6 on Road "C".  
5) Reduction of the minimum depth of a double frontage lot from 150' to 97' for lots 1-5, 9-12, 35-36, and 94-100.

**STAFF RECOMMENDATION:**

► **APPROVE** variances 1-5 because the site's shape and topography restrict compliance with the

**Subdivision Regulations, and the proposed variances will not create a traffic hazard.**

**APPROVE the Concept Plan subject to 8 conditions.**

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
4. Construction of 5' wide sidewalks with a minimum of a 2' wide planting strip, as shown on the revised concept plan. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act and the Knox County Department of Engineering and Public Works.
5. Installation of 2 evergreen trees, 2 deciduous trees, and 8 shrubs per 100 feet within the 15' landscape easement on the Pedigo Rd, Childress Rd. and, if applicable, Reed Rd. frontages. A landscaping plan must be provided to MPC staff for review and approval before Design Plan approval. Trees should be selected from the City of Knoxville's Tree List. A final plat application will not be accepted for review by the MPC until this landscaping is installed.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities and drainage facilities. Provide access to all drainage facilities.
7. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.
8. Obtaining approval from the Knox County Commission to rezone the property to PR (Planned Residential) at a density that permits the proposed development density.

► **APPROVE the development plan for up to 99 detached dwellings on individual lots and reduce the periphery boundary setback from 35' to 25' for the Pedigo Rd. frontage and lots 31-35, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Provision of a detailed site plan of the amenities/common area. The plan must contain facilities for both active and passive recreation such a club house, swimming pool, playground, basketball court and picnic facilities. The plan must be submitted for review and approval by MPC staff prior to approval of the first final plat for this development. The approved amenities must be constructed/installed as part of the first phase of this project.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a concept plan and use-on-review.

**COMMENTS:**

The staff report was revised from a staff recommendation of postponement to approval with conditions based on revised plans submitted from the applicant that resolved concerns from staff. See the staff comments below for additional information.

This proposal is a 99 lot subdivision on Pedigo Rd, which is phase 1 of a proposed 241 lot subdivision. The proposed phase 1 development includes an amenity area (lot 93) that will be the same as what this developer installed at the Ely Park subdivision. The density of Phase 1 of the subdivision is 3.56 du/ac, however, the overall development including phase 2 must stay below 3 du/ac. The Planning Commission recommended the property be rezoned to PR up to 3 du/ac. The applicant is requesting a 25' peripheral setback along Pedigo Rd., and along the back property lines of lots 31-35. There will be a sidewalk on one side of all interior roads.

There is a potential stream that runs along a portion of the Pedigo Rd. frontage that must have stream determination completed. If it is determined to be a stream, lots 94-100 may not be buildable as proposed.

The recent amendments to the subdivision regulations included a 150' lot depth for double frontage lots and the applicant is requesting a variance to reduce this to 97'. To justify the lot depth variance, the applicant is proposing a 15' landscape easement that will be maintained by the HOA and will be planted with the vegetation recommended in condition #5. The landscaping will provide a visual screen to the rear of the double frontage lots. In addition, private fences will not be allowed within the 15' easement which will help protect the landscaping and provide a consistent streetscape along the external roads.

In previous cases involving double frontage lots less than 150 feet, MPC staff has recommended a fee simple common area that is not part of the lots. Because of the double frontage lot depth is relatively new and it takes time for developers to plan for this on the front end, staff will accept the proposed 15' landscape easement

across lots for this development but will not be considering this as a preferred alternative for future developments.

**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:** 41 (public school children, ages 5-18 years)

Schools affected by this proposal: Brickey-McCloud Elementary, Powell Middle, and Powell 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.