

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

▶ **FILE #:** 4-SA-18-C **AGENDA ITEM #:** 6
 POSTPONEMENT(S): 4/12/2018 - 6/14/2018 **AGENDA DATE:** 7/12/2018
 ▶ **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 August 9, 2018 MPC meeting as requested by the applicant.**
 The applicant is requesting postponement because the Traffic Impact Study was not submitted by the deadline to be heard at the July MPC meeting.

COMMENTS:

This proposal is to create a 15.35 acre lot along the Schaad Rd. frontage and two new roads that will provide access to this new lot and the balance of the full 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 Schaad Rd. profile.

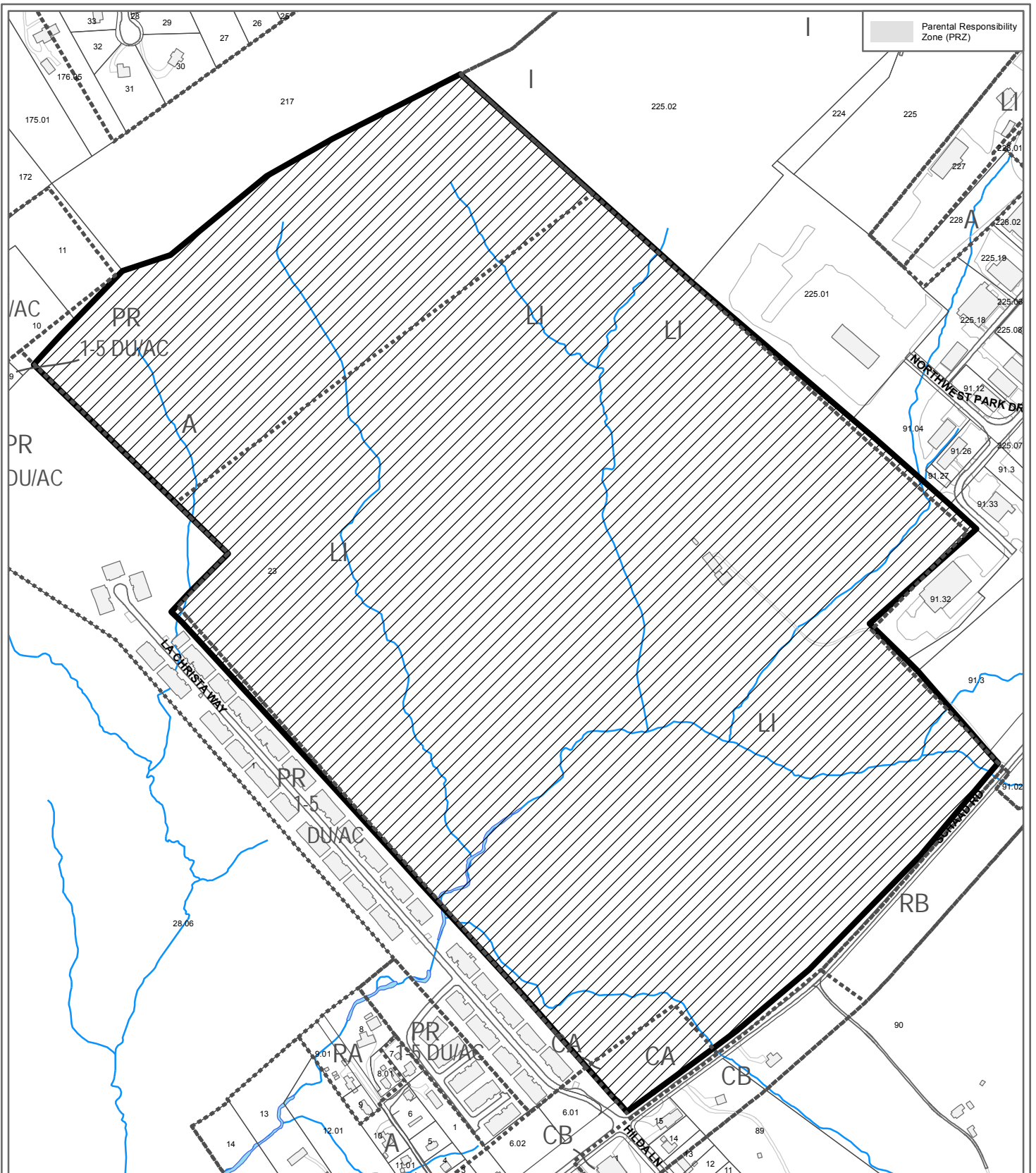
The Traffic Impact Study must include a conceptual site plan with a potential buildout of the site so the study

can be based measurable anticipated traffic. The conceptual site plan proposes 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 are allowed 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

Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 F A X • 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.

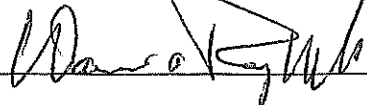
PLEASE PRINT

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