

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

▶ **FILE #:** 7-SA-18-C
 7-C-18-UR

AGENDA ITEM #: 9
AGENDA DATE: 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:

▶ **POSTPONE** the Concept Plan application until the August 9, 2018 MPC meeting as requested by the applicant.

The applicant has requested the postponement to allow time to address comments from staff.

▶ **POSTPONE** the Use on Review application until the August 9, 2018 MPC meeting 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.

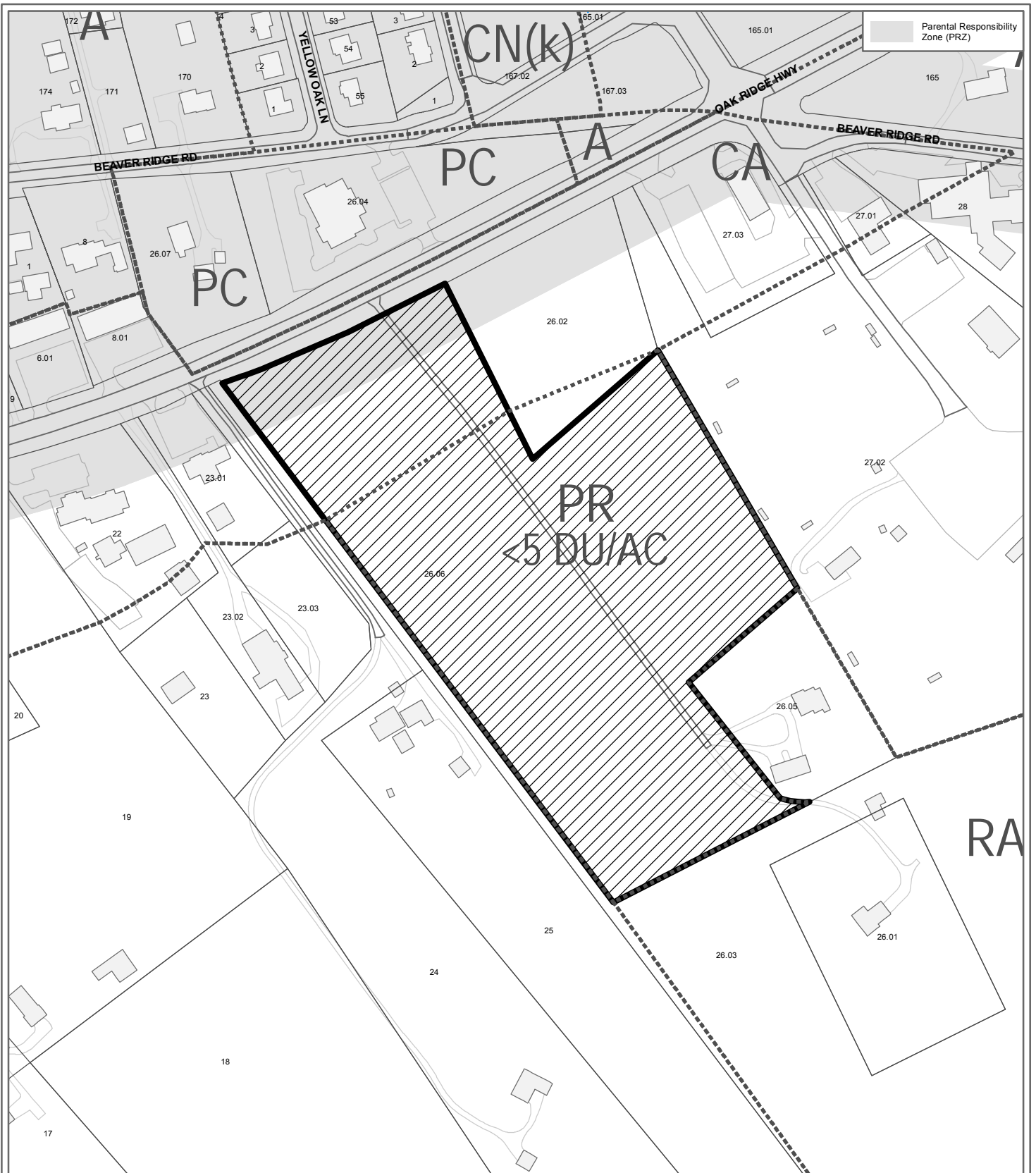
ESTIMATED STUDENT YIELD: 10 (public school children, ages 5-18 years)

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.

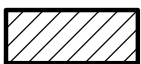
MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



Parental Responsibility Zone (PRZ)

**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



MPC

METROPOLITAN
PLANNING
COMMISSION

T E N N E S S E E

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: wrqhebi@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