

**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+91 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 curve from 250' to 150' @ STA 2+14.5 to 2+53.6 on Road "C".

STAFF RECOMMENDATION:

▶ **POSTPONE** the Concept Plan to the August 9th MPC meeting as recommended by Staff. (Applicant is requesting approval)

► **POSTPONE the Use on Review to the August 9th MPC meeting as recommended by Staff. (Applicant is requesting approval)**

COMMENTS:

Staff is recommending postponement of this application until the August 9th MPC meeting to allow time for staff and the applicant to discuss options for the common area along double frontage lots.

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

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 100'. In the opinion of MPC staff, if a common area is provided between a road frontage and the lot then the 150' lot depth is not required. Staff recommends that the common area be a minimum of 25' depth and be landscaped with trees or a berm with other landscaping, and owned and maintained by the homeowners association. A common area with less depth could be considered if it has enhanced screening such as a combination of landscaping and decorative wall.

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.

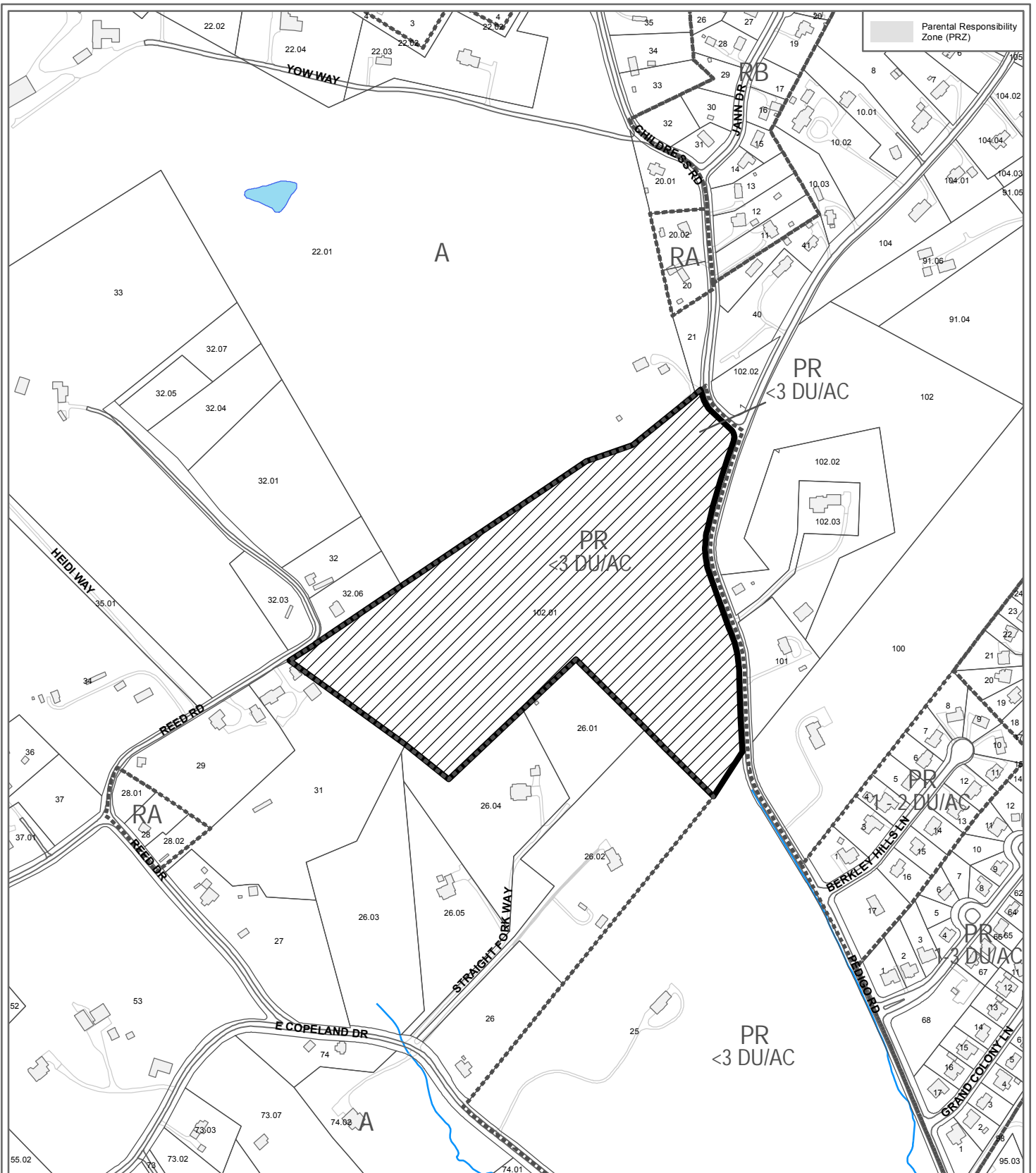
ESTIMATED STUDENT YIELD: 41 (public school children, ages 5-18 years)

Schools affected by this proposal: Brickley-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.

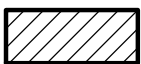
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



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

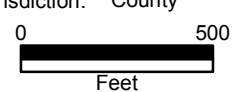
Petitioner: Smithbilt LLC
Copeland Road Development on
Pedigo Road

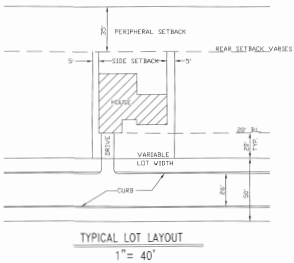
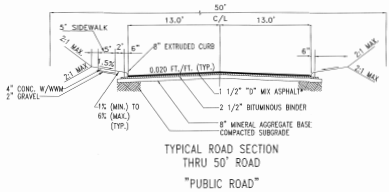


Detached residential subdivision in PR (Planned Residential) pending

Map No: 37
Jurisdiction: County

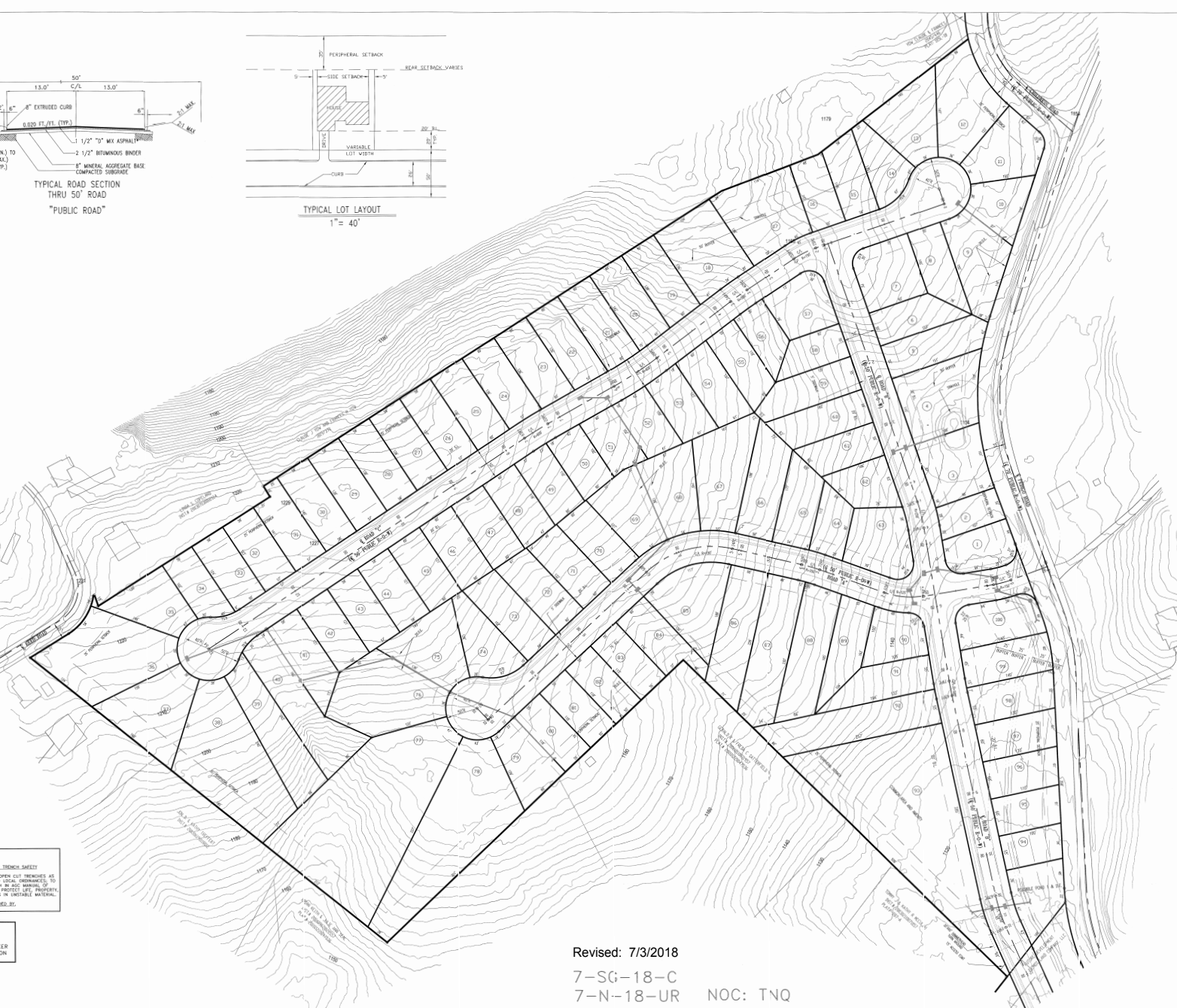
Original Print Date: 6/20/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





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.

- NOTES:
- ALL DIMENSIONS AND LOCATIONS ARE SHOWN ON THIS PLAN.
 - A 5' SPACING, STAKE AND CONSTRUCTION MARKS SHALL BE PLACED AT EVERY LOT CORNER AND AT EVERY 5' ALONG THE PERIMETER OF EACH LOT.
 - ALL ADDITIONAL NOTES TO THIS PLAN ARE TO BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.



NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRUCK TRAFFIC.
CONTRACTOR SHALL STAKE AND MARK ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO AVOID EXCESSIVE EROSION OR TO PROTECT ANY EXISTING UTILITIES OR WORK TO AVOID EXCESSIVE WASTE OF MATERIALS.
SOIL EROSION SHALL BE PREVENTED BY:

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

Revised: 7/3/2018
7-SG-18-C
7-N-18-UR NOC: TNQ

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 THIS CONCEPT PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.
[Signature]
ENGINEER
TENNESSEE CERTIFICATE NO. 22078

SITE ADDRESS:
ON PEDIGO ROAD
POWELL, TENNESSEE 37849

7/3/18



OWNER:
PRIMOAS LAND COMPANY, LLC
JOSH SANDERSON
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-7756
PHONE (865) 693-9699
EMAIL: josh@rhsc.com

SOUTHLAND ENGINEERS & CONSULTANTS, LLC GENERAL CIVIL & LAND SURVEYORS 4909 BALL ROAD KNOXVILLE, TENNESSEE 37931 PHONE: (865) 694-7756 FAX: (865) 693-9699 E-MAIL: sgc@seco.com www.southlandengineers.com	DESIGNED	VAR	APPROVED					
		VAR	ENGINEER					
	DRAWN	VAR						
	CHECKED	VAR						
				NOI	DATE	REVISION	APPR.	

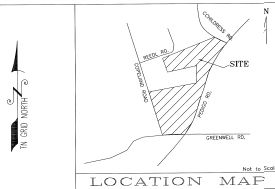
DEED REFERENCES: DEED INST. # 200108240015143 SCALE IN FEET 0 60 120	SCALE: HORIZONTAL: 1"= 60' CONTOUR INTERVAL: 2' DATE: 05-13-2018
---	--

CONCEPT PLAN FOR
COPPELAND HEIGHTS SUBDIVISION, PHASE I
ON PEDIGO ROAD
CLT MAP 037 PARCEL 102.31
DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-05-13-18-C-3
SHEET 1 OF 3 SHEETS

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS
REQUIRED BY STATE AND FEDERAL LAW AND SHALL ADHERE TO
CONFORM WITH RECOMMENDATIONS SET FORTH IN ALL MANUALS OF
ACCIDENT PREVENTION IN CONSTRUCTION TO PROTECT LIFE, PROPERTY
OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
SIDE ROADS SHALL BE KEPT OPEN.

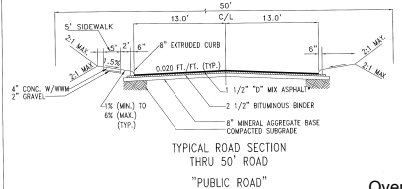
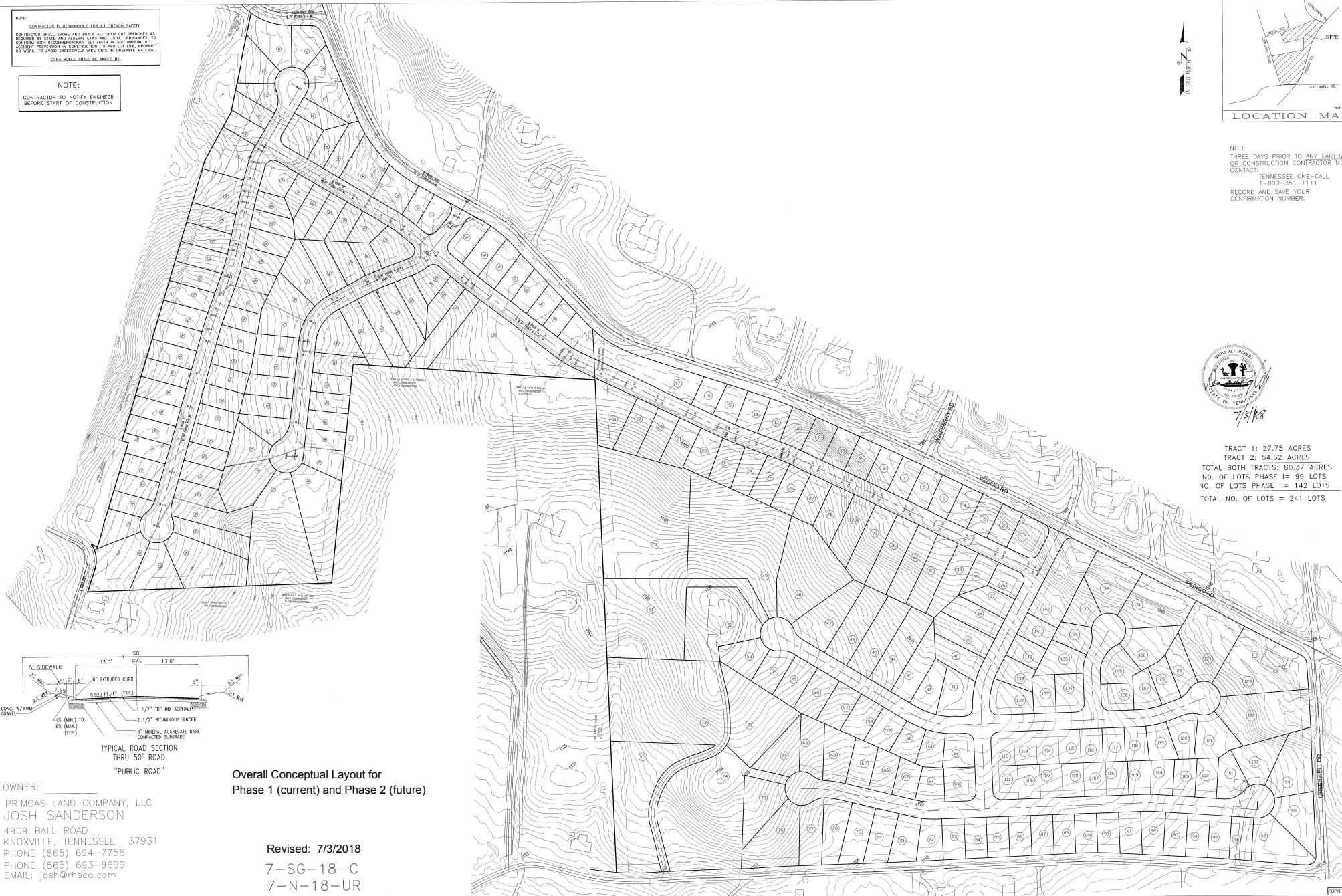
NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION



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.



TRACT 1: 27.75 ACRES
TRACT 2: 54.62 ACRES
TOTAL BOTH TRACTS: 80.37 ACRES
NO. OF LOTS PHASE I= 99 LOTS
NO. OF LOTS PHASE II= 142 LOTS
TOTAL NO. OF LOTS = 241 LOTS

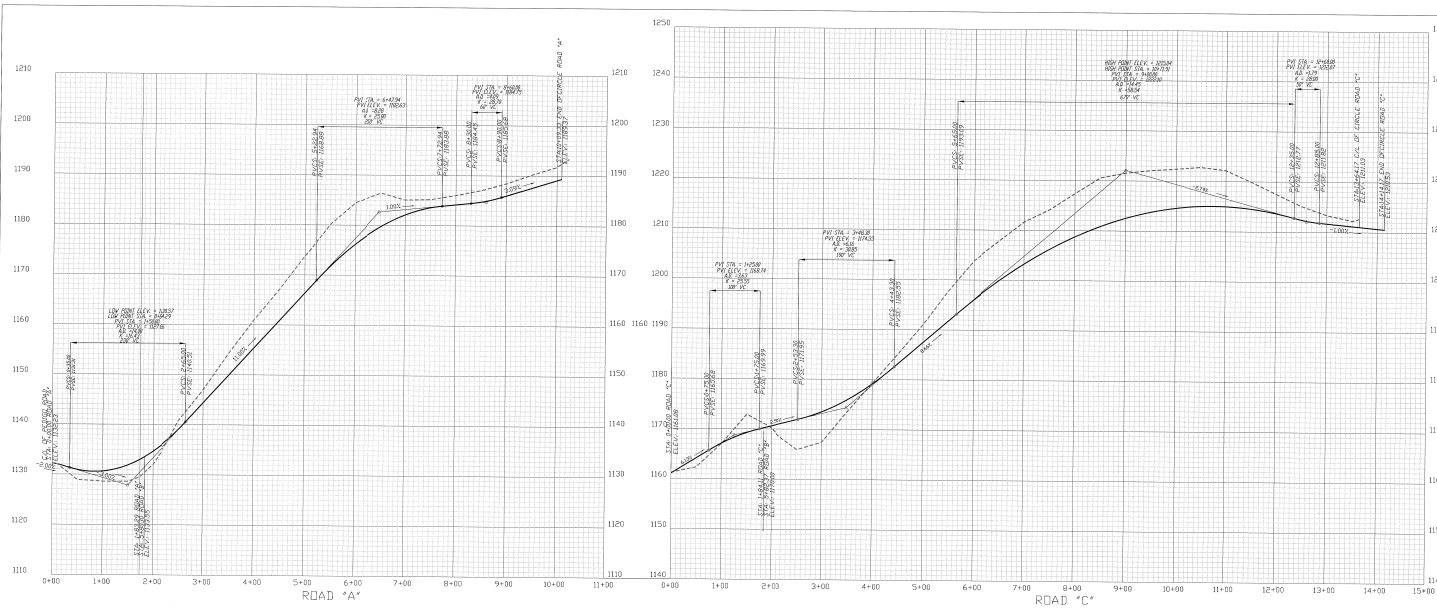


Overall Conceptual Layout for
Phase 1 (current) and Phase 2 (future)

OWNER:
PRIMOAS LAND COMPANY, LLC
JOSH SANDERSON
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-7756
PHONE (865) 693-9699
EMAIL: josh@rhscs.com

Revised: 7/3/2018
7-SG-18-C
7-N-18-UR

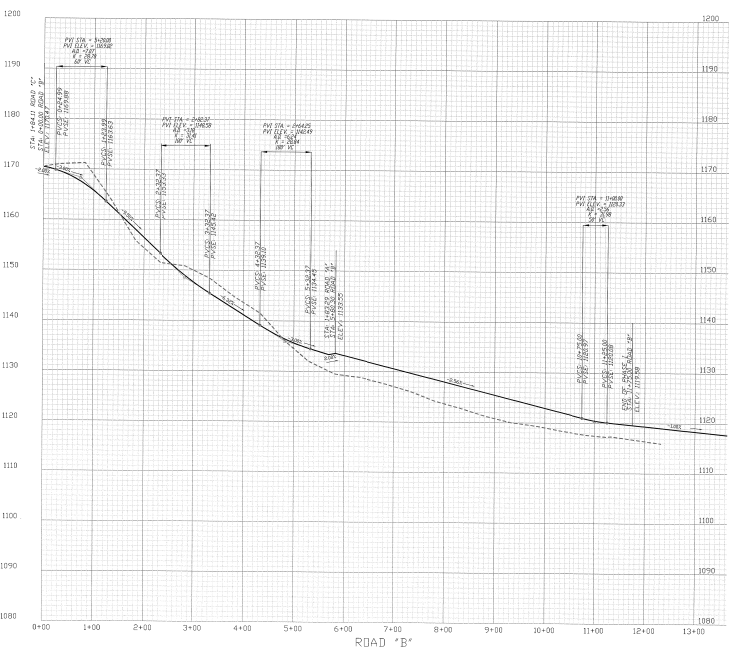
SOUTHLAND ENGINEERING CONSULTANTS, LLC GENERAL CIVIL & LAND SURVEYORS 4909 BALL ROAD KNOXVILLE, TENNESSEE 37931 PHONE: (865) 694-7756 FAX: (865) 693-9699 E-MAIL: wgn20@engconsultants.com www.southlandengineering.com	DESIGNED	VAR	APPROVED	DEED REFERENCES: DEED INST. # 200108240015143 INST. # 2016040005267	SCALE HORIZONTAL: 1"= 100' CONTOUR INTERVAL: 2'	OVERALL CONCEPT PLAN FOR COPELAND HEIGHTS SUBDIVISION, PHASE II ON PEDIGO ROAD CLT MAP 037 PARCELS 102.01 & 025 DISTRICT 6, KNOX COUNTY, TENNESSEE	PLC-05-13-18-C ³
	DRAWN	VAR	ENGINEER	SCALE IN FEET 100 0 100 200	DATE 05-13-2018	SHEET 3 OF 3 SHEET(S)	
CHECKED	VAR		NO. DATE REVISION APPR.				



NOTE:
 CONTRACTOR TO NOTIFY ENGINEER
 BEFORE START OF CONSTRUCTION

NOTE:
 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
 CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS
 REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO
 CONFORM WITH RECOMMENDATIONS SET FORTH IN ANY MANUAL OR
 ACCORD PRELIMINARY TO CONSTRUCTION TO PROTECT LIFE, PROPERTY,
 OR WORK. TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
 SHIELDING SHALL BE ARMED, ETC.

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.



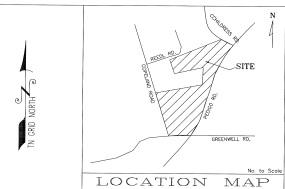
OWNER:
 PRIMOAS LAND COMPANY, LLC
 JOSH SANDERSON
 4909 BALL ROAD
 KNOXVILLE, TENNESSEE 37931
 PHONE (865) 694-7756
 PHONE (865) 693-9699
 EMAIL: josh@rhsc.com

Revised: 6/28/2018
 7-SG-18-C
 7-N-18-UR

SOUTHAND ENGINEERING CONSULTANTS, LLC GENERAL CIVIL & LAND SURVEYORS 4909 BALL ROAD KNOXVILLE, TENNESSEE 37931 PHONE (865) 694-7756 FAX (865) 693-9699 E-MAIL: wph@seangconsultants.com www.southandengineering.com	DESIGNED	VAR	APPROVED		DEED REFERENCES: DEED INST. # 200108240013143 SCALE IN FEET	SCALE HORIZONTAL: 1" = 100' VERTICAL: 1" = 10' DATE 05-13-2018	ROAD PROFILE PLAN FOR COPELAND HEIGHTS SUBDIVISION, PHASE I ON PEDIGO ROAD CLT MAP 037 PARCEL102.01 DISTRICT 6, KNOX COUNTY, TENNESSEE	PLC-05-13-18-RP SHEET 2 OF 3 SHEETS
	DRAWN	VAR	ENGINEER					
	CHECKED	VAR						

NOTE:
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 SPECIFICATIONS OF ADEQUATE PROTECTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR WORK, TO AVOID EXCESSIVELY NARROW CUTS IN UNDESIRABLE MATERIALS.
OSHA RULES SHALL BE ADHERED BY.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

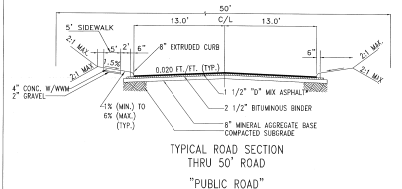
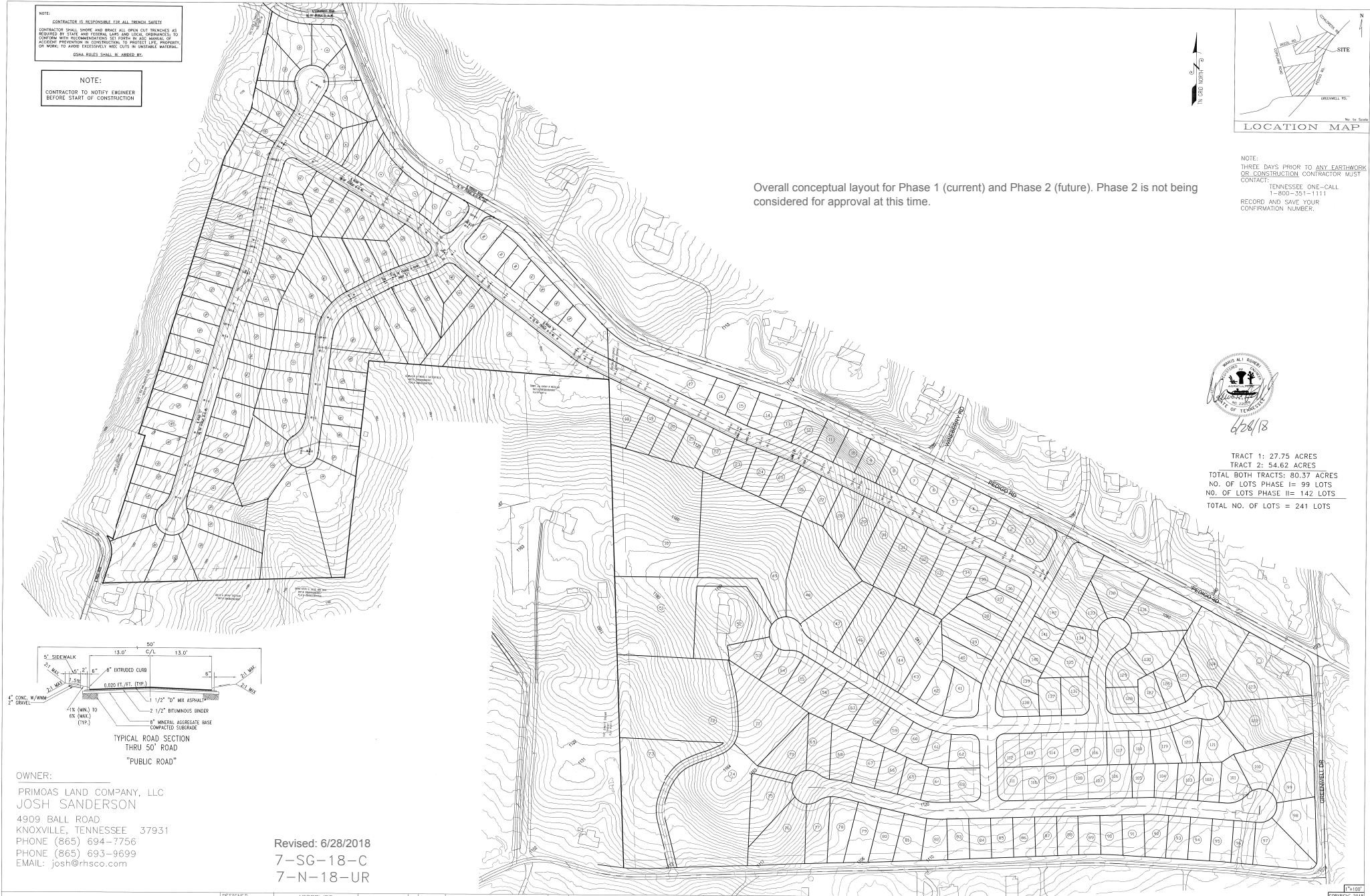


Overall conceptual layout for Phase 1 (current) and Phase 2 (future). Phase 2 is not being considered for approval at this time.

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.



TRACT 1: 27.75 ACRES
TRACT 2: 54.62 ACRES
TOTAL BOTH TRACTS: 80.37 ACRES
NO. OF LOTS PHASE I= 99 LOTS
NO. OF LOTS PHASE II= 142 LOTS
TOTAL NO. OF LOTS = 241 LOTS



OWNER:
PRIMOAS LAND COMPANY, LLC
JOSH SANDERSON
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-7756
PHONE (865) 693-9699
EMAIL: josh@rhsco.com

Revised: 6/28/2018
7-SG-18-C
7-N-18-UR

SOUTHLAND ENGINEERS CONSULTANTS, LLC GENERAL CIVIL & LAND SURVEYORS 4000 HAZEL HILL ROAD KNOXVILLE, TENNESSEE 37919 PHONE: (865) 694-7756 FAX: (865) 693-9699 E-MAIL: krp@secl.com www.southlandengineers.com	DESIGNED	VAR	APPROVED		DEED REFERENCES:	SCALE	OVERALL CONCEPT PLAN FOR COPELAND HEIGHTS SUBDIVISION, PHASE II ON PEDIGO ROAD CLT MAP 037 PARCELS 102.01 & 025 DISTRICT 6, KNOX COUNTY, TENNESSEE	PLC-05-13-18-CP SHEET 3 OF 3 SHEETS
	DRAWN	VAR	ENGINEER		DEED INST. # 200108240015143 INST. # 201604040057267	HORIZONTAL: 1" = 100' VERTICAL: 1" = 20' DATE: 05-13-2018		
	CHECKED	VAR			SCALE IN FEET: 0, 100, 200			

+20%

KNOXVILLE-KNOX COUNTY

MPC

METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2066
www.knoxmpc.org

SUBDIVISION - CONCEPT

Name of Applicant: Smithbilt LLC

Date Filed: 5/30/18 Meeting Date: 7/12/18

Application Accepted by: M. Payne

Fee Amount: 3,096.00 File Number: Subdivision - Concept 7-56-18-C
7-N-18-UR

Fee Amount: 74 Related File Number: Development Plan 74

PROPERTY INFORMATION

Subdivision Name: Copeland Rd Development

Unit/Phase Number: Unit - 1

General Location: Pedigo Rd, Greenwell
& Copeland Rd

Tract Size: 27.75 ± No. of Lots: 99

Zoning District: PR

Existing Land Use: Vacant

Planning Sector: North County

Growth Policy Plan Designation: Rural

Census Tract: 62.06

Traffic Zone: 2AB

Parcel ID Number(s): 037 10201

Jurisdiction: City Council _____ District
 County Commission 7th District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer HDP

Water HDP

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: Primos Land Co.

Address: 4909 Ball Rd

City: Knoxville State: TN Zip: 37931

Telephone: 865-694-7756

Fax: 865-693-9699

E-mail: josh@rhlsc.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: WANIS A. Rghabi

Company: SEC, LLC

Address: 4909 Ball Rd

City: Knoxville State: TN Zip: 37931

Telephone: 865-694-7756

Fax: 865-693-9699

E-mail: wrghabi@senyconsultants.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 Horizontal Curve from 250'
Justify variance by indicating hardship: to 150' Sta. 5+10.5 to 6+56.6 Road "A"

2. Reduction of Horizontal Curve from 250' to
Justify variance by indicating hardship: 150' Sta. 2+14.5 to 2+53.0 Road "C"

3. Reduction of peripheral set back from
Justify variance by indicating hardship: 35' to 25' along Pedigo Road

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: Wanda A. Riebi

Address: 4909 Ball Rd.

City: Knoxville State: TN Zip: 37931

Telephone: 865-694-7756

Fax: 865-693-9699

E-mail: Wrghebi@sengconsultants.com

Signature: Wanda Riebi

Date: 5-29-18