

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

▶ **FILE #:** 4-SA-18-C **AGENDA ITEM #:** 10
 POSTPONEMENT(S): 4/12/2018 - 5/10/2018 **AGENDA DATE:** 6/14/2018

▶ **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 July 12, 2018 MPC meeting as requested by the applicant.**

The applicant is requesting postponement to allow additional time to complete a Traffic Impact Study and address comments from staff.

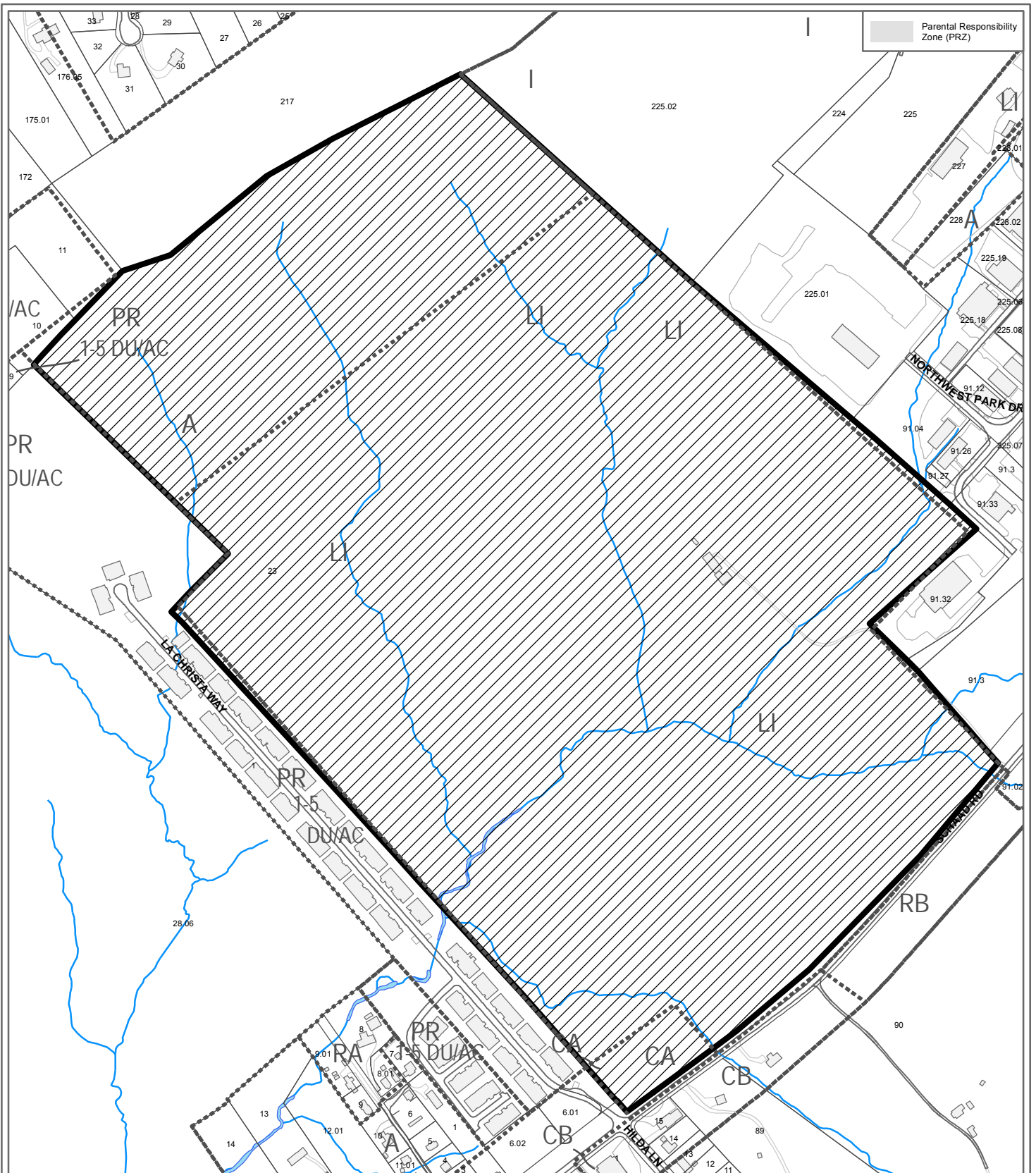
COMMENTS:

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 profile.

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



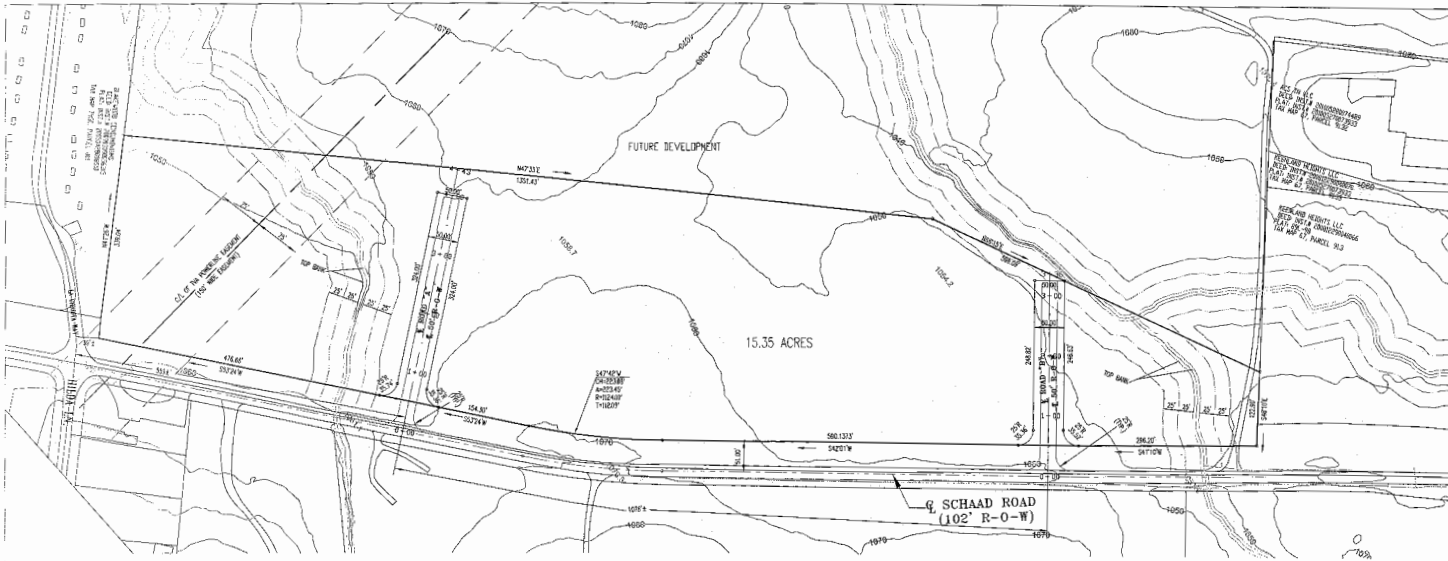
Approval of Concept Plan

Map No: 79

Jurisdiction: County

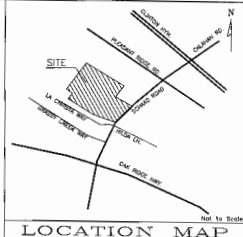


Original Print Date: 3/20/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



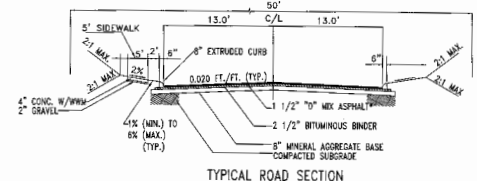
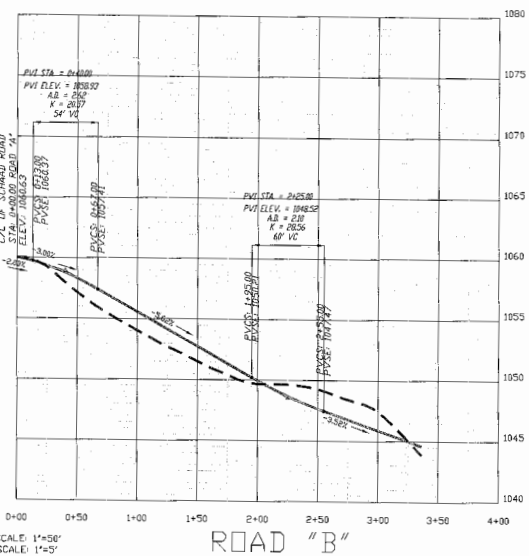
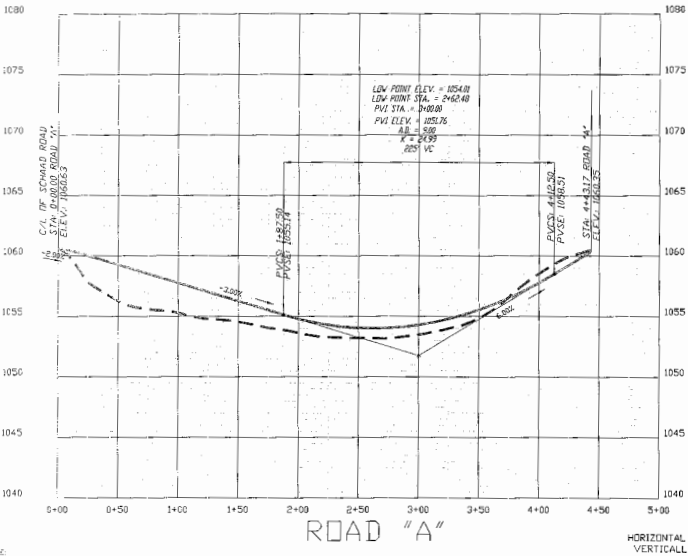
NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

CONTRACTOR IS RESPONSIBLE FOR ALL TECHNICAL SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUTS BENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ACD MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION TO PROTECT LIFE PROPERTY OR WORK TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL. STORM DRAINS SHALL BE ARCHED BY.



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:**
1. ALL DIMENSIONS AND AREAS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS BEHIND ALL EXISTING LOT LINES AND ROAD LINES ON EACH SIDE OF HIGHWAY LOT LINES.
 3. A 15" UTILITY EASEMENT EXISTS 7'5" EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 15.36 ACRES AND IS SUBDIVIDED INTO ONE COMMERCIAL LOT.
 5. ZONING - HEIGHT RESTRICTION.
 6. CONTROLS PROVIDED BY KNOXVILLE HENGE COUNTY REGS AND ROAD PROFILES ARE BASED ON REGS.
 7. UTILITIES:
KNOXVILLE POWER AND LIGHT UTILITY DISTRICT
KNOXVILLE POWER UTILITY DISTRICT
KNOXVILLE UTILITY DISTRICT
KNOXVILLE UTILITY DISTRICT
KNOXVILLE UTILITY DISTRICT
 8. SINKING SETBACK LINES WILL BE AS FOLLOWS:
FRONT - 30'
SIDE - 5'
REAR - 10' (UNLESS CONTROLLED BY 30' PERIPHERAL SETBACK)
 9. BOUNDARY IS BASED ON A FIELD SURVEY.
 10. ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROADS WITH 30' RIGHT-OF-WAY AND 20' WIDE FRONTAGE.
 11. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 12. BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SPRINGS OR FENCING PRIOR TO ANY SUBDIVISION.



NOTE: NO BREAK IN GRADE FOR DRIVEWAYS SHALL EXCEED BY A MINIMUM 10 FEET BEHIND THE SIDEWALK.

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 THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND CORRECT IN ACCORDANCE WITH SOUND ENGINEERING PRACTICE.
James A. Edinger
ENGINEER
TENNESSEE CERTIFICATE NO. 22428



4-SA-18-C

2/21/2018

OWNER/DEVELOPER:
PRIMOS LAND COMPANY, LLC
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-7756
FAX (865) 693-9699

SITE ADDRESS:
3321 SCHAAD ROAD
KNOXVILLE, TENNESSEE 37921

COMMERCIAL DEVELOPMENT FOR PRIMOS LAND COMPANY, LLC ON SCHAAD ROAD
CLT MAP 079, PART OF PARCEL 023
DISTRICT-6, KNOX COUNTY, TENNESSEE

PLC-02-14-18-CD
SHEET 1 OF 1 SHEET

SOUTHLAND ENGINEERING CONSULTANTS, LLC GENERAL, CIVIL & LAND SURVEYORS 4909 BALL ROAD KNOXVILLE, TENNESSEE 37931 PHONE: (865) 694-7756 FAX: (865) 693-9699 Email: wjeh@senconsultants.com	DESIGNED	WAR	APPROVED						
	DRAWN	WAR							
	CHECKED	WAR							
				NO.	DATE	REVISION	APPR.		

SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'
DEED REF. INST. #201408200010911
SCALE: HORIZONTAL: 1"=100'
CONTOUR INTERVAL: 2'
DATE: 01-12-2018



6/4/2018

4-SA-18-C-PP-6-14-18

KnoxMPC Mail - Fwd: Schaad Road (4-SA-18-C) and Bullard Farm (5-SA-18-C)



Sherry Michienzi <sherry.michienzi@knoxmpc.org>

Fwd: Schaad Road (4-SA-18-C) and Bullard Farm (5-SA-18-C)

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org> Fri, Jun 1, 2018 at 9:08 AM
To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

This is a request to postpone the two cases until the July 12, 2018 MPC meeting.

----- Forwarded message -----

From: **Wanis Rhegbi** <wrghebi@sengconsultants.com>
Date: Fri, Jun 1, 2018 at 8:29 AM
Subject: Schaad Road (4-SA-18-C) and Bullard Farm (5-SA-18-C)
To: Mike Reynolds <mike.reynolds@knoxmpc.org>

Hi Mike, I hope you are doing great, please postpone these two projects to July meeting.

Thanks

Wanis Rghebi, MBA, M.S., B.S.M.E., P.E., R.L.S., CPESC, CPSWQ, CFM

Hydrologist, Hydraulic Engineer

Professional Engineer (Alabama, Tennessee)
Chief Civil Engineer/Management

Certified Flood Plain Manager

Southland Engineering Consultants, LLC

[4909 Ball Road](#)

Knoxville, TN 37931

Phone: 865-694-7756

Fax; 865-693-9699

[<mailto:wrghebi@sengconsultants.com>](mailto:wrghebi@sengconsultants.com)

www.southlandengineeringusa.com

KnoxMPC Mail Fwd: 4-SA-18-C (Schaad Rd.) & 5-SA-18-C/5-B-18-UR (Bullard Farm)
4-SA-18-C-PP-5-10-18



Sherry Michienzi <sherry.michienzi@knoxmpc.org>

Fwd: 4-SA-18-C (Schaad Rd.) & 5-SA-18-C/5-B-18-UR (Bullard Farm)

1 message



Mike Reynolds <mike.reynolds@knoxmpc.org> Wed, May 2, 2018 at 8:02 AM
To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

This 30 day postponement request includes two different applications; 4-SA-18-C (Schaad Road Development) and 5-SA-18-C / 5-B-18-UR (Bullard Farm - Eagle CDI, Inc.).

----- Forwarded message -----

From: **Wanis Rhegbi** <wrghebi@sengconsultants.com>
Date: Tue, May 1, 2018 at 5:32 PM
Subject: Re: 4-SA-18-C (Schaad Rd.) & 5-SA-18-C/5-B-18-UR (Bullard Farm)
To: Mike Reynolds <mike.reynolds@knoxmpc.org>

Mike please postpone Schaad Road and Bullard Farm for next MPC meeting
Thanks
Sent from my iPhone

On May 1, 2018, at 4:30 PM, Mike Reynolds <mike.reynolds@knoxmpc.org> wrote:

Wanis,

Please send me a postponement request for both of these projects.

Thanks! Mike

Michael Reynolds, AICP
Senior Planner

Suite 403, City County Building
[400 Main Street](#)
[Knoxville, TN 37902](#)

p 865-215-3827
f 865-215-2068

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.

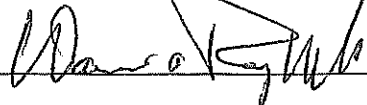
PLEASE PRINT

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