

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

► **FILE #:** 11-SA-18-C
11-A-18-UR

AGENDA ITEM #: 14
AGENDA DATE: 11/8/2018

► **SUBDIVISION:** PRIMOS SINGLE FAMILY DEVELOPMENT ON SCHAAD ROAD (FKA: GRASSY CREEK VILLAS)

► **APPLICANT/DEVELOPER:** SMITHBILT HOMES LLC

OWNER(S): Southland Group, Inc.

TAX IDENTIFICATION: 79 02903 & 031

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 4309 Schaad Rd

► **LOCATION:** Northwest side of Schaad Rd., northeast of Grassy Creek Way

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

WATERSHED: Grassy Creek

► **APPROXIMATE ACREAGE:** 8 acres

► **ZONING:** PR (Planned Residential) Pending

► **EXISTING LAND USE:** Residence and vacant land

► **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Golf course and residence - OS-1 (Open Space Preservation) and A (Agricultural)
South: Residences - A (Agricultural), RB (General Residential) and CA (General Business)
East: Residences and golf course - A (Agricultural), RB (General Residential) and OS-1 (Open Space Preservation)
West: Vacant land - A (Agricultural) and RB (General Residential)

► **NUMBER OF LOTS:** 33

SURVEYOR/ENGINEER: SEC, LLC

ACCESSIBILITY: Access is via Schaad Road, a minor arterial street, with a pavement width of 88' within a 112' right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:**
1. Intersection spacing variance between Road A and Beaver Ridge Rd., from 400' to 288'.
2. Vertical curve variance on Road A at STA 0+70 from 50' to 35' (K of 25 to a K of 18.23).

STAFF RECOMMENDATION:

► **APPROVE** variance 1 because site location restricts compliance with the Subdivision Regulations and the variance will not create a health or safety hazard.
DENY Variance 2 (No hardship)

APPROVE the Concept Plan subject to 9 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. During the design plan stage of the subdivision, the applicant shall provide design details to the Knox County Department of Engineering and Public Works for review and approval for the entrance design for the subdivision. A stop bar, ADA ramps and crosswalk shall be provided to accommodate the existing sidewalk along Schaad Rd.
4. Knox County's proposed widening project for Schaad Rd. will include a median across the front of this property which will restrict access to this subdivision to right-in/right-out movements only. The final plat shall clearly identify this future access restriction as a notice to future homeowners.
5. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. On the final plat, including the line of sight easement across Lots 26 and 27 as identified on the concept plan (200' minimum distance) and as required by the Knox County Department of Engineering and Public Works.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas and drainage system.
9. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **APPROVE the Development Plan for up to 33 detached dwelling units on individual lots and the reduction of the peripheral setback to the distances shown on the concept plan and as described in the comment section, subject to 2 conditions.**

1. Approval of the rezoning of the property by Knox County Commission to PR (Planned Residential) at a density that would allow the proposed subdivision.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in a PR zoning district and a Use on Review.

COMMENTS:

The applicant is proposing to develop this 8 acre tract with 33 detached residential lots at a density of 4.125 du/ac. The proposed subdivision will have access to Schaad Rd., a minor arterial street.

The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on October 11, 2018 (10-K-18-RZ). The Knox County Commission will consider the rezoning request on November 19, 2018.

The proposed subdivision is located along a section of Schaad Rd. that is scheduled for widening in the next couple of years by Knox County. While turning movements in and out of the proposed subdivision would not be restricted at this time, the future road improvements include a median across the front of this property which will restrict access to this subdivision to right-in/right-out movements only.

A sidewalk will be provided within the development that will allow a pedestrian connection to the existing sidewalk that is located along Schaad Rd.

The applicant has requested a reduction of the peripheral setbacks for this subdivision due to the shape of the property. A reduction from 35' to 25' is requested along the western property boundary for the common area and Lots 1-7. A reduction from 35' to 20' is requested along the rear property (and subdivision boundary) line for Lots 16-33. Staff is supporting the requested reductions as identified on the concept plan.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.

2. The proposed low density residential development is compatible with other development that has occurred in this area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the subdivision has direct access to a minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property as a MU-SD (Mixed Use Special District). The PR zoning as recommended for this site will allow a density up to 5 du/ac. At a proposed density of 4.125 du/ac, the subdivision is consistent with the recommended rezoning and Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 374 (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.

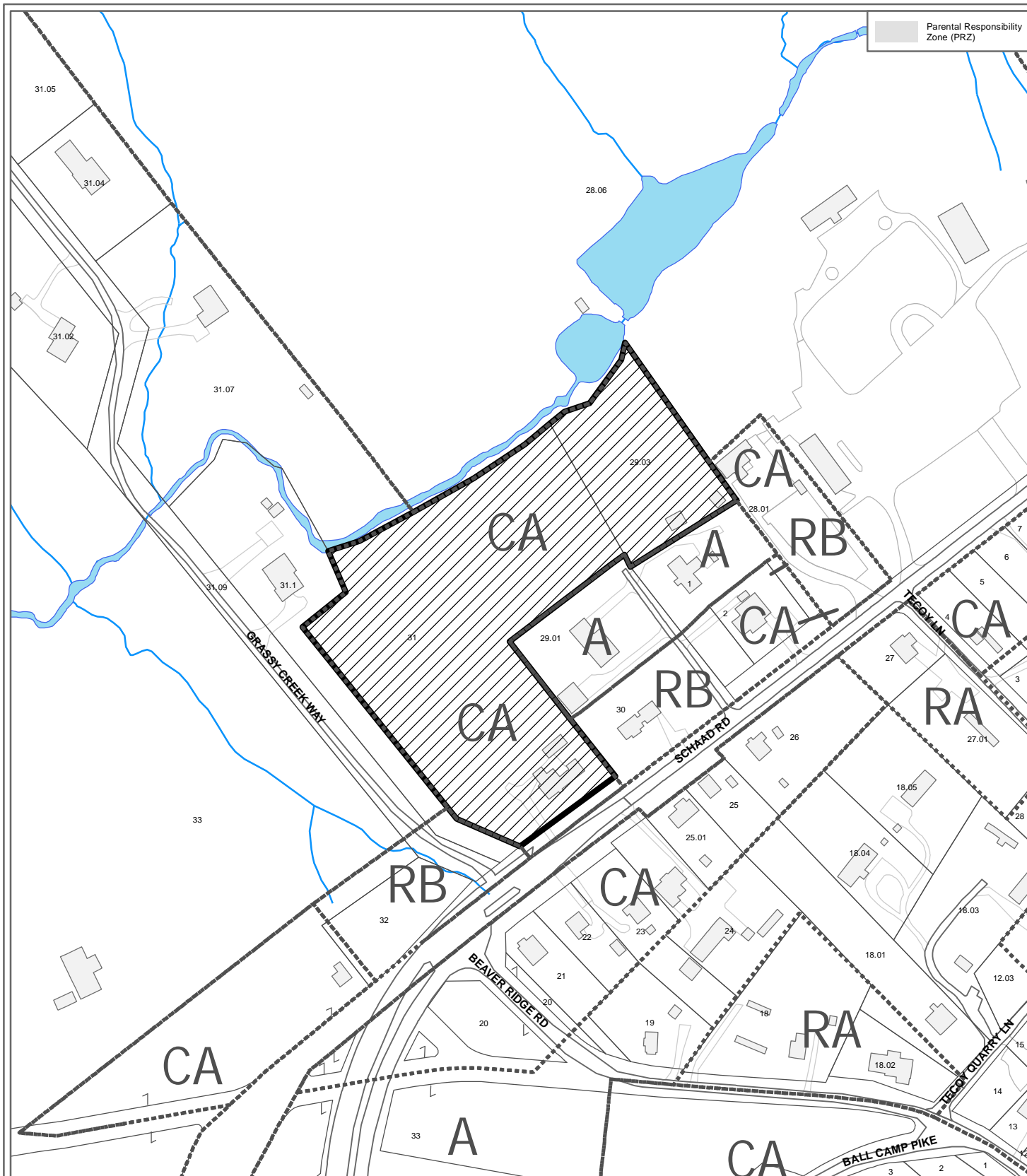
ESTIMATED STUDENT YIELD: 14 (public school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

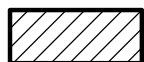
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. 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.



**11-SA-18-C / 11-A-18-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential) Pending

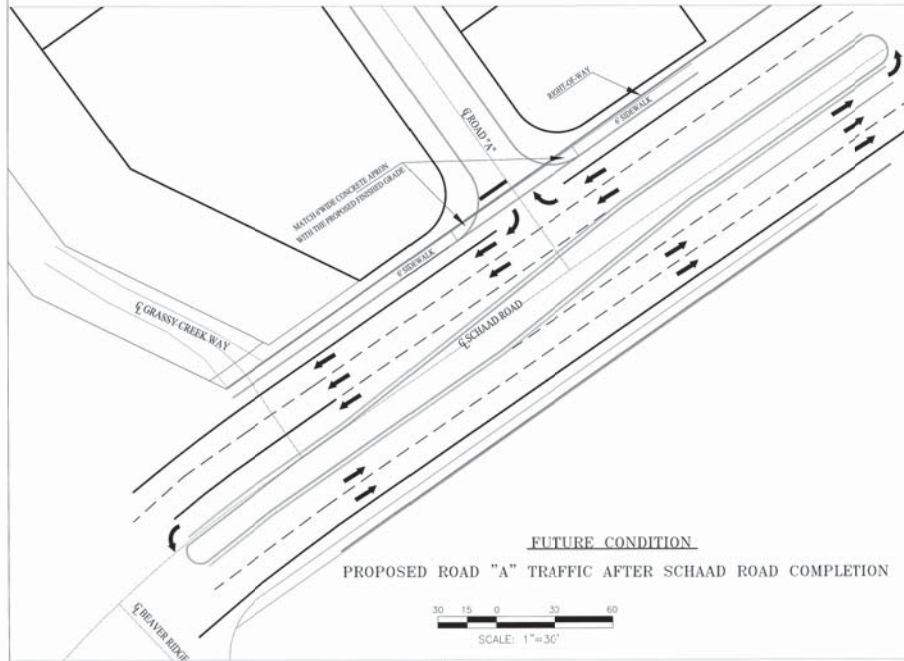
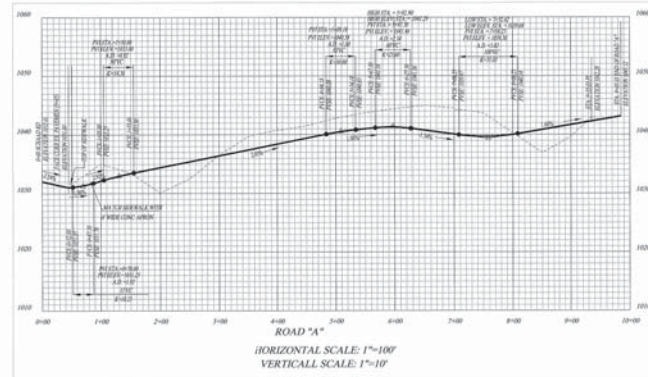
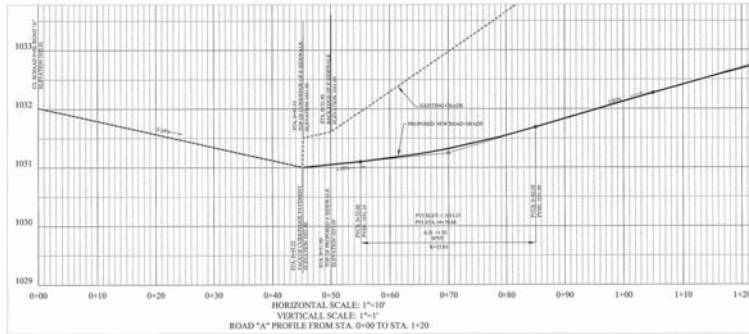
Original Print Date: 10/16/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Smithbilt Homes LLC
Grassy Creek Villas

Map No: 79
Jurisdiction: County

0 250
Feet

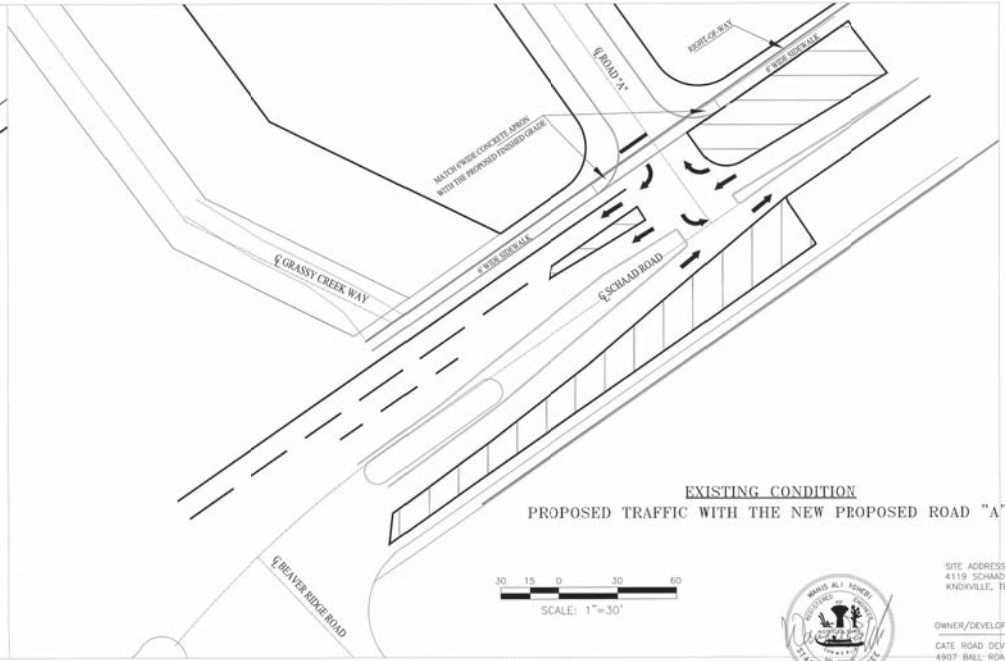




DETAIL I

11-A-18-UR
11-SA-18-C

Revised: 10/29/2018



DETAIL II



SITE ADDRESS:
4119 SCHAAD ROAD
KNOXVILLE, TENNESSEE 37931

OWNER/DEVELOPER:
CATE ROAD DEVELOPERS, LLC
4907 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-8582
FAX (865) 693-9699

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
Email: wnh@secoinc.com

DESIGNED	WAR	APPROVED
CRAWN	WAR	
CHECKED	WAR	

1	10-29-18	REUSED FOR MFC COMMENTS	
NO. 1	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"=50'
EXISTING CONTOUR INTERVAL: 4'
PROPOSED CONTOUR INTERVAL: 4'
DATE
09-18-2018

DEED REF. INST. #200211010038555
SCALE: 1"=30'

ROAD PROFILE PLAN FOR
PRIMOS SINGLE FAMILY DEVELOPMENT
ON SCHAAD RD.
CLT MAP 079, PARCELS 031 & 2903
DISTRICT-6, KNOX COUNTY, TENNESSEE

CRD-09-12-RP
SHEET 2 OF 2 SHEETS

M P C

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

RECEIVED

SEP 19 2018

Metropolitan
Planning CommissionName of Applicant: Smithbilt Homes LLCDate Filed: 9/19/18Meeting Date: 11/8/18Application Accepted by: James ReedFee Amount: \$1,490⁰⁰ File Number: Subdivision - Concept 11-SA-18-CFee Amount: _____ Related File Number: Development Plan 11-A-18-UR

PROPERTY INFORMATION

Subdivision Name: Grassy Creek
VillasUnit/Phase Number: 1General Location: at schaad Rd
& Grassy Creek WayTract Size: 8.0 No. of Lots: 33Zoning District: PR Pending

Existing Land Use: _____

Planning Sector: Northwest CountyGrowth Policy Plan Designation: Urban GrowthCensus Tract: 60.02Traffic Zone: 208Parcel ID Number(s): 079 02903
031Jurisdiction: ☐ City Council _____ District
☒ County Commission 6 District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KUBWater KUBElectricity KUBGas KUBTelephone 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: Rocky SmithCompany: CATE ROAD DEVELOPERS, LLCAddress: 4909 Ball RdCity: KNOXVILLE State: TN Zip: 37931Telephone: 865-694-7756Fax: 865-693-9699E-mail: ash@rksco.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: WANIS A. RghebiCompany: SEE LLCAddress: 4909 Ball RdCity: KNOXVILLE State: TN Zip: 37931Telephone: 865-694-7756Fax: 865-693-9699E-mail: wrghebi@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. Justify variance by indicating hardship: Reduction of peripheral set back from 35' to 25' along lots 1-7 & lot 21-25 because of the width of tracts.

2. Justify variance by indicating hardship: Reduction of peripheral setback from 35' to 20' along lots 17-20 & 28-33 because of the width of the two tracts.

3. Justify variance by indicating hardship: Reduction of the right-of-way from 50' to 40' and pavement width from 26' to 24' because of the width of the two tracts.

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.

Signature: Wanis A. Rghebi

Date: 9/18/18

PLEASE PRINT

Name: WANIS A. Rghebi

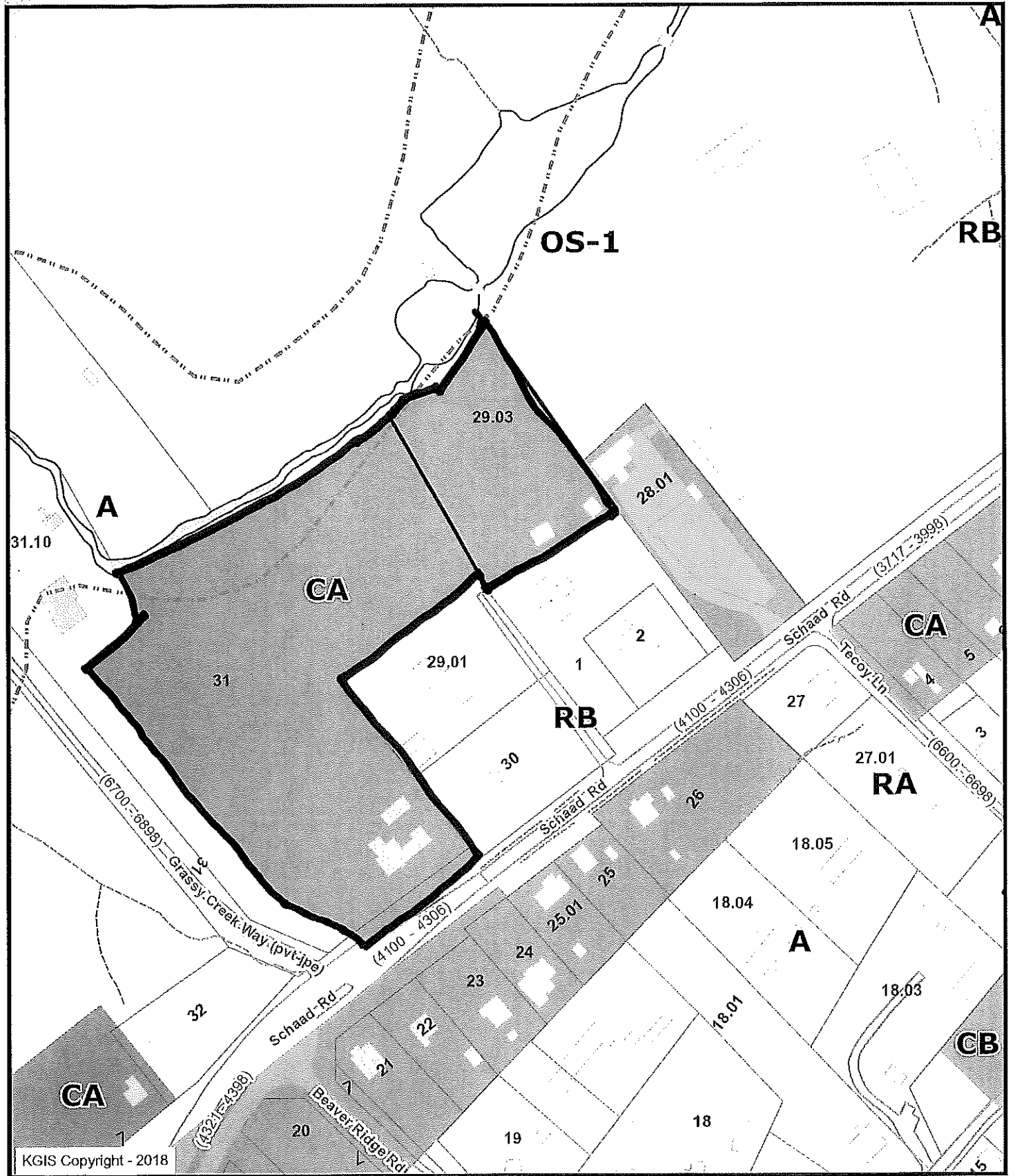
Address: 4909 Ball Rd

City: Knoxville State: TN Zip: 37931

Telephone: 865-694-7756

Fax: 865-693-9699

E-mail: Wrghebi@sengconsultants.com

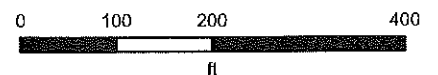


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 9/19/2018 at 3:22:08 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

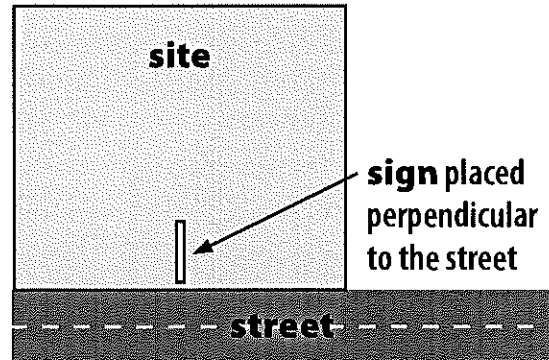
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Oct 24

and

Nov 9

(15 days before the MPC meeting)

(the day after the MPC meeting)

Signature: _____

Printed Name: _____

Phone: 865-694-7756

Email: wrgheib@sengconsultants.com

Date: _____

9/19/18

MPC File Number: _____

11-SA-18-UR / 11-A-18-C