

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

▶ **FILE #:** 10-SA-18-C

AGENDA ITEM #: 16

AGENDA DATE: 10/11/2018

▶ **SUBDIVISION:** COPELAND HEIGHTS

▶ **APPLICANT/DEVELOPER:** PRIMOS LAND COMPANY LLC

OWNER(S): Josh Sanderson

TAX IDENTIFICATION: 37 10201

[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:** 3.7 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Removal of previously approved street connection.

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:**

SURVEYOR/ENGINEER: SEC, LLC

ACCESSIBILITY: Access is via Pedigo Rd., a major collector street with 20' of pavement width within 40' of right-of-way.

▶ **SUBDIVISION VARIANCES
 REQUIRED:**

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 5 conditions.**

- 1) Meeting the requirements of the previously approved Concept Plan (7-SG-18-C) and Use on Review (7-N-18-UR).
- 2) Construction of the sidewalk connecting Phase 1 and Phase 2 of this development through the common area and amenity as shown in the attached plans with a minimum width of 5'. The sidewalk shall connect to the sidewalks of the internal roads of the subdivision.
- 3) Adding a note to the final plat stating that Lot 91 is for common area and amenity uses only, and is not to be developed with a residential dwelling.
- 4) Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
- 5) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to the 35' minimum setback from peripheral boundary lines for the pool, amenity structures and recreational uses

(Article 5, Section 5.13.02.D).

COMMENTS:

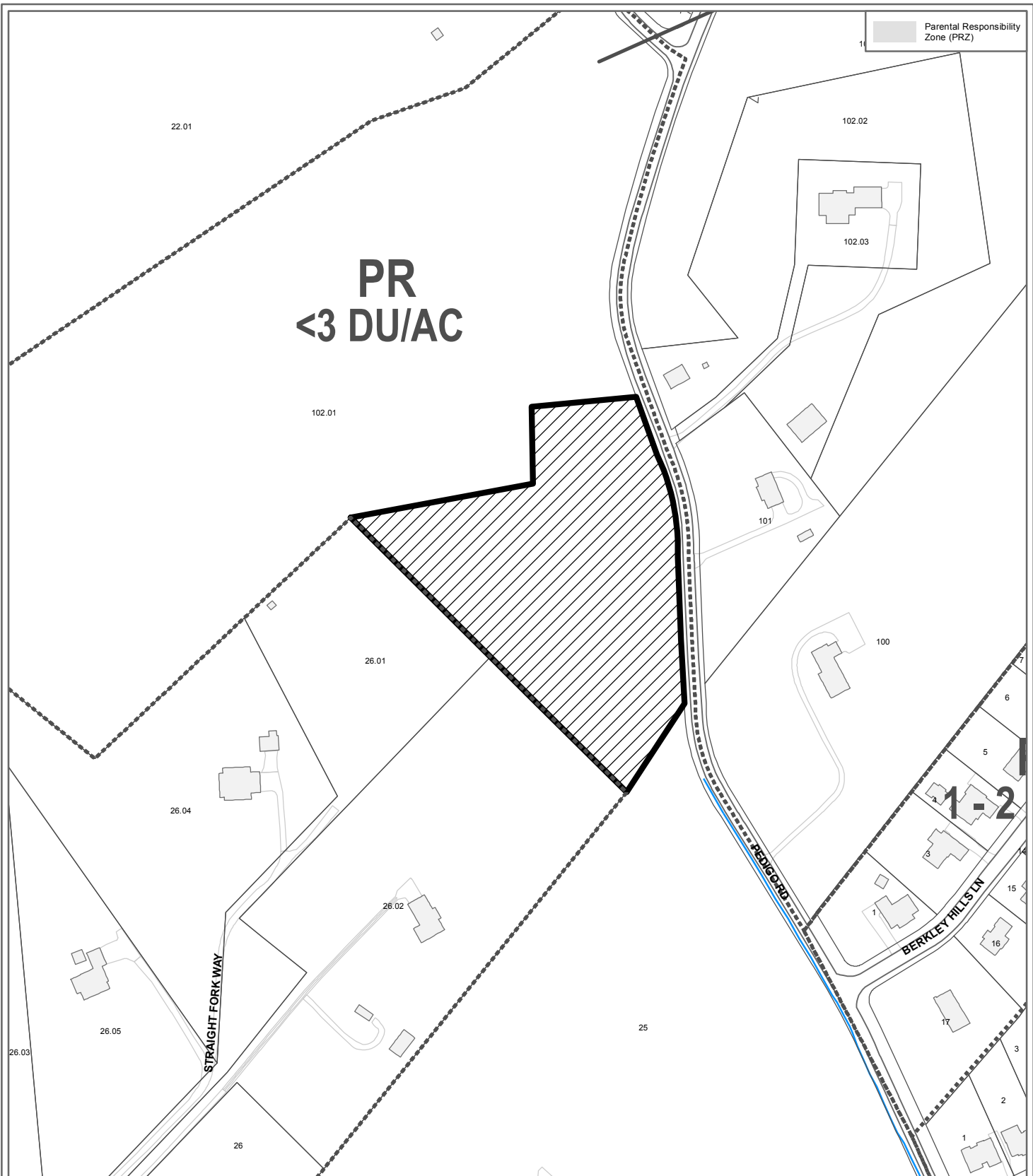
This proposal is to revise the previously approved Concept Plan (7-SG-18-C) by removing the portion of Road "B" south of Road "A" that was intended as an internal connection between Phase 1 and Phase 2 of this development. During Design Plan review, the applicant determined that the stormwater detention needed to be larger than originally anticipated, rendering the road connection infeasible. There will also be a loss of some lots in Phase 1.

The applicant is proposing to construct a 5' sidewalk between Phase 1 and Phase 2 of the subdivision to allow pedestrian connectivity. The sidewalk will be located on top of the western berm of the detention pond. The attached conceptual amenities plan shows a fence to be located around the top of the detention pond berm and a landscaping buffer on either side of the proposed sidewalk. The amenity plan is not being approved as part of this application because the previously approved Use on Review (7-N-18-UR) required that the amenity plan be reviewed and approved by MPC staff. However, the attached plan provides the general intent and shows the proposed sidewalk through the site and how it will connect to the sidewalks along the internal roads.

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.

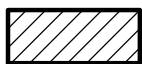
ESTIMATED STUDENT YIELD: Not applicable.

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.



**10-SA-18-C
CONCEPT PLAN**

Subdivision: Copeland Heights



Approval of Concept Plan

Original Print Date: 9/17/2018
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 37
 Jurisdiction: County



Conceptual Plan

Knoxville, Tennessee

Copeland Development

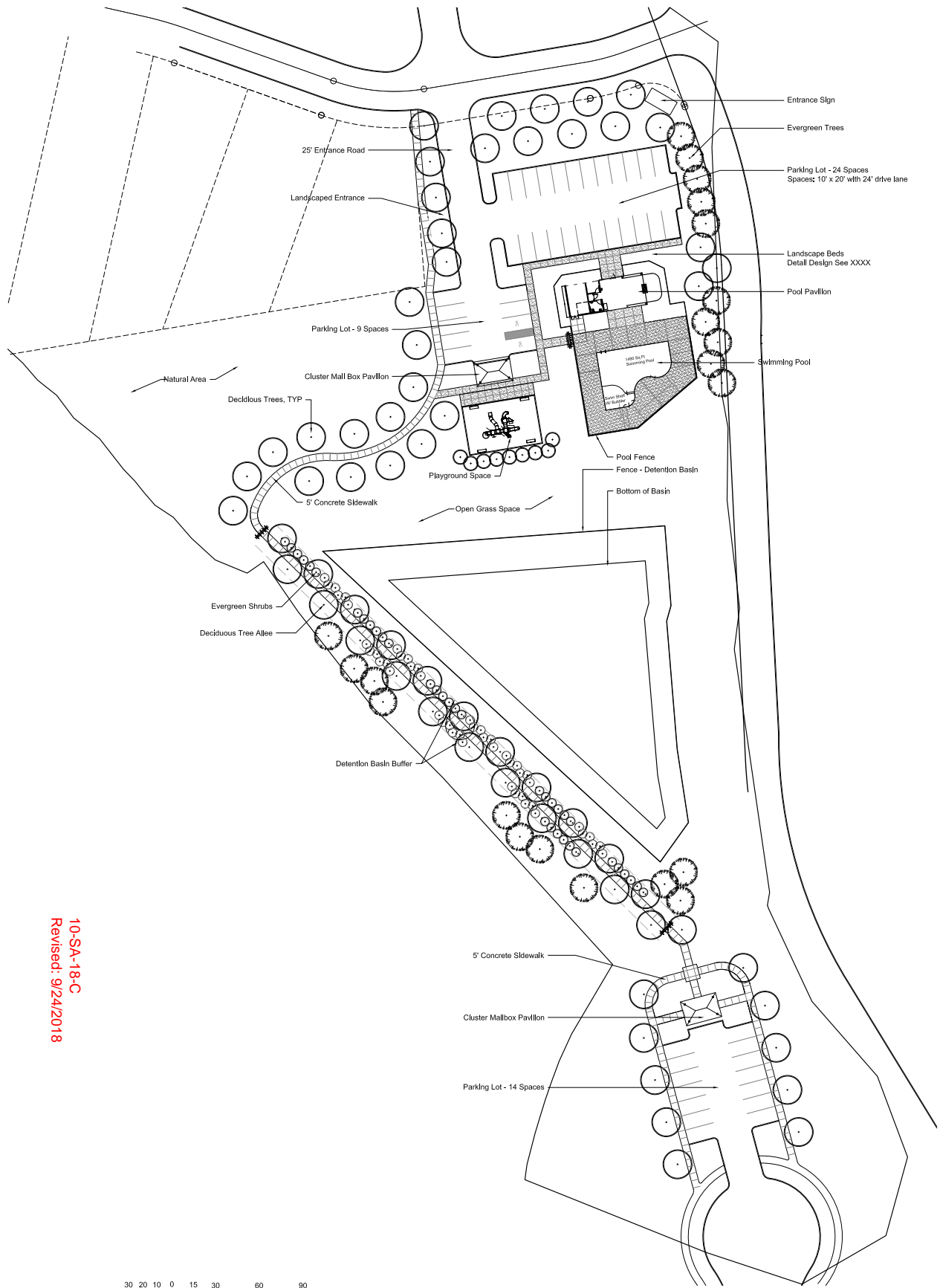
Rev. 1: 09/04/2018
 Design
 Rev. 2: 09/19/2018
 Revise

Copeland Road - Amenities Conceptual Plan Copeland Road Knoxville, Tennessee

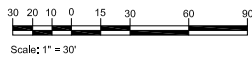
Southland Landscapes
 4909 Ball Road
SOUTHLAND
 LANDSCAPES
 865.694.4161

Chris Heitsch
 Landscape Designer

8/28/2018



10-SA-18-C
 Revised: 9/24/2018



M P C

METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

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: Primos Land Company, LLC
Date Filed: 8-13-18 Meeting Date: _____
Application Accepted by: Sherry Michienzi
Fee Amount: 500⁰⁰ File Number: Subdivision - Concept 10-SA-18
Fee Amount: _____ Related File Number: Development Plan _____



PROPERTY INFORMATION

Subdivision Name: Copeland Heights, Lot 91
Unit/Phase Number: I
General Location: Pedigo Rd & Childress Rd
Tract Size: 37± No. of Lots: 1
Zoning District: PR
Existing Land Use: _____
Planning Sector: North County
Growth Policy Plan Designation: _____
Census Tract: 62.06
Traffic Zone: 248
Parcel ID Number(s): 037 part of 102.01
Jurisdiction: City Council _____ District
 County Commission 7 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: 865-697-9699
E-mail: josh@rhsc.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
Name: WANISA Rgheb
Company: SEC, LLC
Address: 4909 Ball Rd
City: Knox State: TN Zip: 37931
Telephone: 865-694-7756
Fax: 865-693-9699
E-mail: wrgheb@secconsultants.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:
Sewer HDPUD
Water HDPUD
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)

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: _____

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. Rghabi

Address: 4909 Ball Rd

City: 10Naxville State: TN zip: 37931

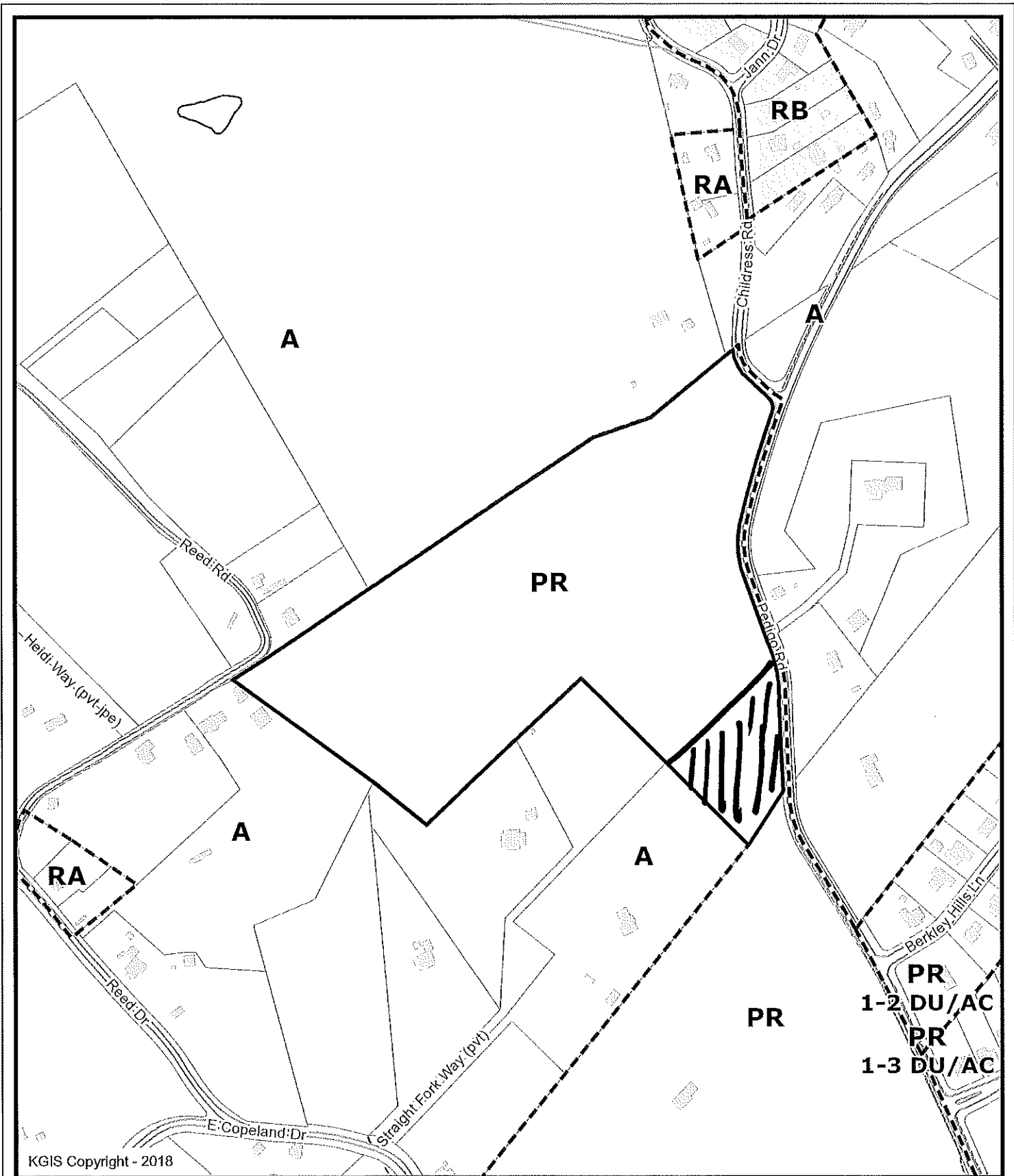
Telephone: 865-694-7756

Fax: 865-693-9699

Signature: Wanis Rghabi

Date: 8/13/18

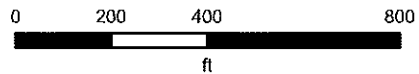
E-mail: Wrghebi@senyconsultants.com



Letter Portrait



Printed: 8/13/2018 at 9:51:21 AM



Knoxville - Knox County - KUB Geographic Information System

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.

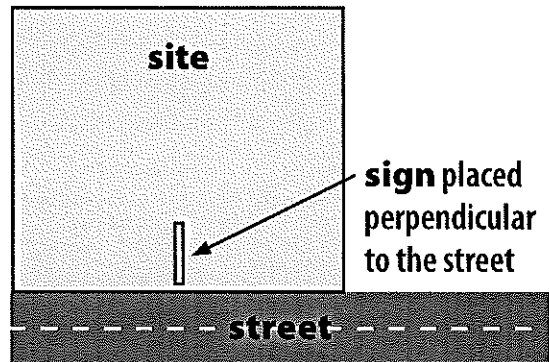
REQUIRED SIGN POSTING AGREEMENT

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:

Sept 26th and Oct 12th
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: *Carla R. Smith*

Printed Name: Primas Land Company

Phone: _____ Email: _____

Date: 8-13-18

MPC File Number: 10-SA-18-C