



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 7-SA-18-C **AGENDA ITEM #:** 7
7-C-18-UR **AGENDA DATE:** 8/8/2019

POSTPONEMENT(S): 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:** 6.55 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, residence and vacant land - PC (Planned Commercial) & CA (General Commercial)
South: Residences and vacant land - RA (Low Density Residential)
East: Vacant land and residence - CA (General Business) & PR (Planned Residential)
West: Residences - CA (General Business), A (Agricultural)

▶ **NUMBER OF LOTS:** 31

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:**
1. Reduction of the K-value for the vertical curve in Road A from STA 3+80 to 5+70, from 25.0 to 22.39.
2. Reduction of the K-value for the vertical curve in Road A from STA 5+70 to 7+30, from 25.0 to 22.92.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 and 2 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 12 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
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. The site's frontage along Oak Ridge Highway shall be graded for a future sidewalk. The intersection grade shall be adjusted so that the pedestrian street crossing will comply with the Americans with Disabilities Act (ADA) standards.
4. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act 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.
5. During the design plan stage of the subdivision, adding a street right-of-way connection from Road A to the remainder of Tax Parcel number 091 02606 to the east at a location to be approved by the Knox County Department of Engineering and Public Works.
6. Reverse the numbering of the lots to start with Lot 1 at the northeast corner of the subdivision and ending with the highest lot number adjoining the future development area.
7. Lot 37 as shown on the concept plan is subject to a 35' peripheral setback. Since this lot adjoins a CA (General Commercial) zoning district, any reduction below 35' requires a variance from the Knox County Board of Zoning Appeals.
8. Adding Lot 7 as shown on the concept plan to the future development area. This lot borders and crosses the PR/CA zoning line and would be subject to meeting the peripheral setback requirement of 35'.
9. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the blueline stream that is located in the future development area and right-of-way for Road A. Any required buffers shall be identified on the design plan and final plat. The final determination regarding the proposed blueline stream may require a modification of the layout of the subdivision.
10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
11. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
12. Submitting to Planning 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 29 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25' along the western boundary line, subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

COMMENTS:

The applicant is proposing to develop this 6.55 acre tract with 31 detached residential 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.

The initial application for this subdivision included a future development area and street connection to the remainder of the property to the east that is zoned PR. The revised concept plan is not including that area within the subdivision. Staff is recommending a condition that during the design plan stage of the subdivision, a street right-of-way connection from Road A to the remainder of Tax Parcel number 091 02606 to the east be added at a location to be approved by the Knox County Department of Engineering and Public Works.

Since the site is located within the Parent Responsibility Zone, sidewalks are being provided on one side of the proposed street. Staff is recommending a condition that the site's frontage along Oak Ridge Hwy. be graded for a future sidewalk.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along the western subdivision boundary. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins residential zoning districts. The peripheral setback for lots that adjoin the CA (General Commercial) zoning district cannot be reduced by the Planning Commission and any reduction would require a variance from the Knox County Board of Zoning Appeals.

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 detached residential subdivision at a density of 4.73 du/ac, is consistent in use and density (up to 5 du/ac) with the approved zoning. Other subdivision development in the area has occurred at similar densities.

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

1. 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 development has access to a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 4.73 du/ac, the proposed subdivision is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 354 (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.

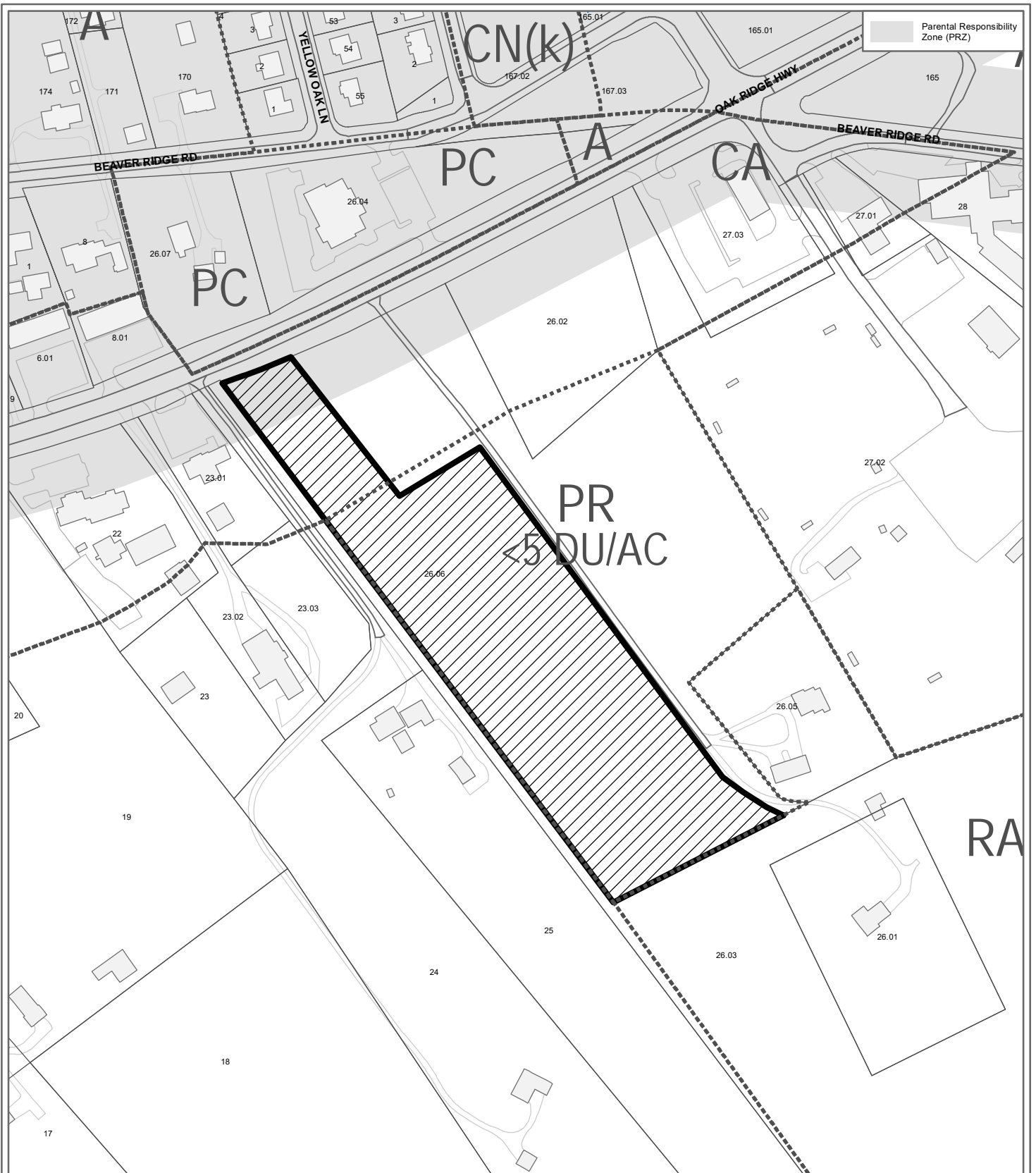
ESTIMATED STUDENT YIELD: 13 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

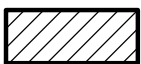
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission'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.



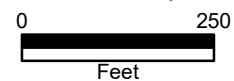
**7-SA-18-C / 7-C-18-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Smithbilt LLC
Karns/Oak Ridge Highway
Development



Detached Residential Subdivision in PR (Planned Residential)

Map No: 91
Jurisdiction: County



Revised: 7/24/2019

7-SA-18-C
7-C-18-UR

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 IS BASED ON SOUND ENGINEERING PRACTICE.

Thomas A. Rubin
ENGINEER
TENNESSEE CERTIFICATE NO. 220228



SITE ADDRESS:
7521 & 7515 OAK RIDGE HWY.
KNOXVILLE, TENNESSEE 37931

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

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4809 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 584-3728
FAX: (865) 693-9699
E-MAIL: southland@seconline.com
www.southlandengineering.com

DESIGNED	WAR	APPROVED	ENGINEER
DRAWN	WAR		
CHECKED	WAR		

NO.	DATE	REVISION	APPR.
1	5-7-18	REVISED LOTS	

SCALE
HORIZONTAL: 1" = 50'
CONTOUR INTERVAL: 2'
DATE
05-10-2018

DEED REFERENCES:
W.B. 2239, PAGE 1174
PLAT: 79L-91

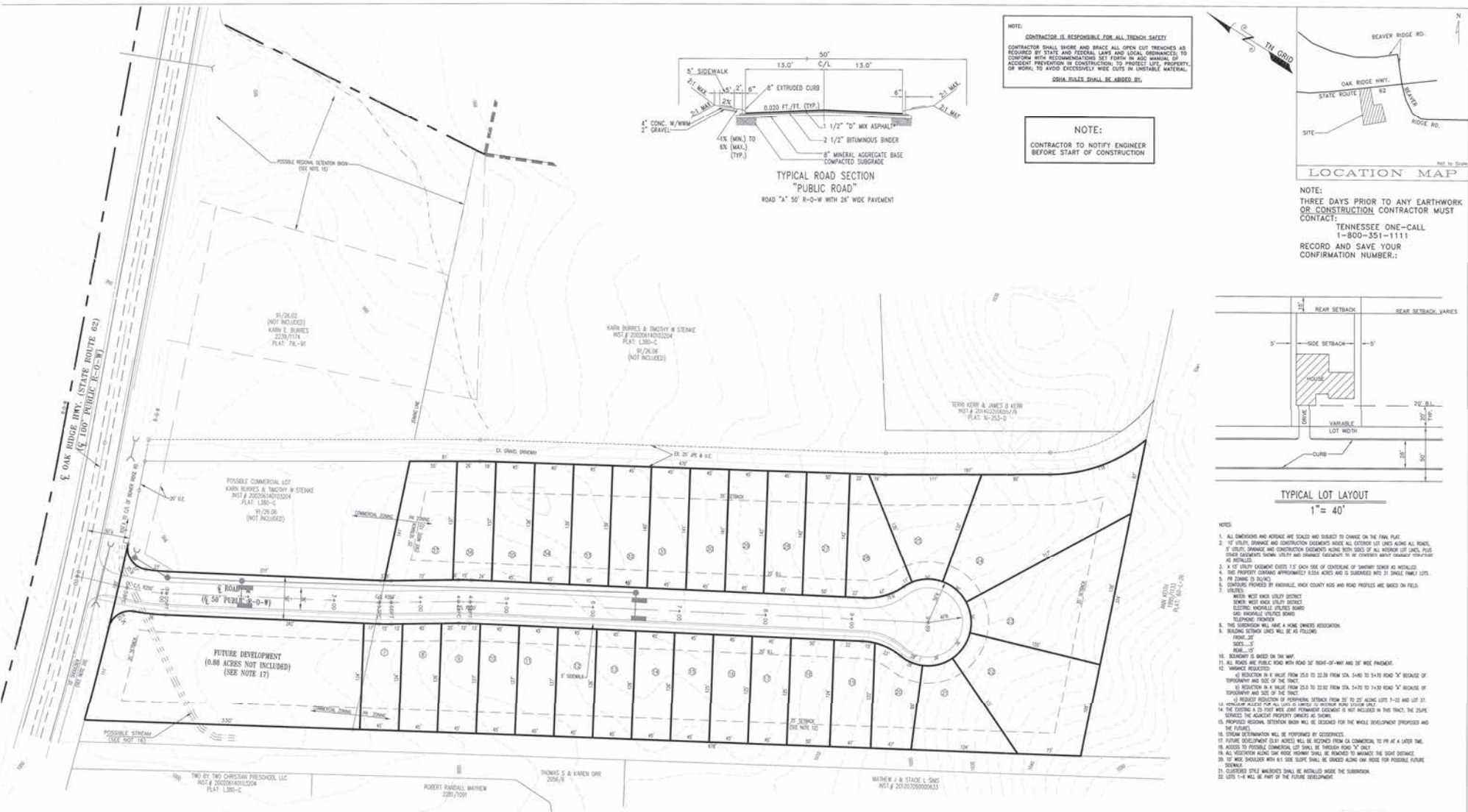
50 0 50 100
SCALE IN FEET

CONCEPT PLAN FOR UNIT-1
FOR KARNS/OAK RIDGE HIGHWAY
ON OAK RIDGE HIGHWAY
CLT MAP 091, PART OF PARCEL 26.06
DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-05-10-18-CP

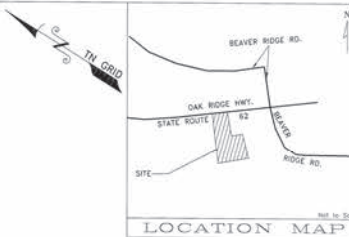
SHEET 1 OF 2 SHEETS

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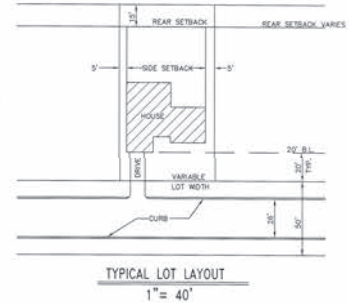


NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY.
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO AVOID COLLAPSE OR ACCIDENT. PREVENTION IS CONSTRUCTION TO PROTECT LIFE, PROPERTY, OR WORK TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIALS. OTHER UTILITIES SHALL BE AVOIDED BY.

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.:



- NOTES
1. ALL DIMENSIONS AND ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 2. UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ARE SHOWN ALONG ALL EXTERIOR LOT LINES. ALL EASEMENTS ARE SHOWN AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO AVOID COLLAPSE OR ACCIDENT. PREVENTION IS CONSTRUCTION TO PROTECT LIFE, PROPERTY, OR WORK TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIALS. OTHER UTILITIES SHALL BE AVOIDED BY.
 3. A 10' UTILITY EASEMENT EXISTS 10' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS NOTED AS REQUIRED.
 4. THE PROPERTY CONTAINS APPROXIMATELY 6.556 ACRES AND IS DIVIDED INTO 31 SMALL FAMILY LOTS.
 5. PER ZONING IS SHOWN.
 6. CONTOURS PROVIDED BY KNOX COUNTY GIS AND ROAD PROFILES ARE BASED ON FIELD SURVEYS.
 7. METERS WEST END UTILITY DISTRICT SHOWS METERS AND UTILITY PROFILES. ELECTRIC, WINDFALL UTILITIES BORED USE: WINDFALL UTILITIES BORED TELEPHONE FRONTIER.
 8. THE SUBDIVISION WILL HAVE A NAME CHOSEN BY THE OWNER.
 9. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT - 5'
SIDE - 5'
REAR - 5'
 10. THE BOUNDARY IS BASED ON THE MAP.
 11. ALL ROADS ARE PUBLIC ROADS WITH 30' RIGHT-OF-WAY AND 20' WIDE PAVEMENT.
 12. EASEMENTS ARE SHOWN.
 13. EASEMENT IN FEE SHALL BE SHOWN FROM 50' TO 20' FROM OAK 54-59 TO 74-76 ROAD 1/2 MILE OF TEMPORARY AND SIDE OF THE TRUCK.
 14. EASEMENT IN FEE SHALL BE SHOWN FROM 50' TO 20' FROM OAK 54-59 TO 74-76 ROAD 1/2 MILE OF TEMPORARY AND SIDE OF THE TRUCK.
 15. EASEMENT IN FEE SHALL BE SHOWN FROM 50' TO 20' FROM OAK 54-59 TO 74-76 ROAD 1/2 MILE OF TEMPORARY AND SIDE OF THE TRUCK.
 16. EASEMENT IN FEE SHALL BE SHOWN FROM 50' TO 20' FROM OAK 54-59 TO 74-76 ROAD 1/2 MILE OF TEMPORARY AND SIDE OF THE TRUCK.
 17. EASEMENT IN FEE SHALL BE SHOWN FROM 50' TO 20' FROM OAK 54-59 TO 74-76 ROAD 1/2 MILE OF TEMPORARY AND SIDE OF THE TRUCK.
 18. EASEMENT IN FEE SHALL BE SHOWN FROM 50' TO 20' FROM OAK 54-59 TO 74-76 ROAD 1/2 MILE OF TEMPORARY AND SIDE OF THE TRUCK.
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 20. EASEMENT IN FEE SHALL BE SHOWN FROM 50' TO 20' FROM OAK 54-59 TO 74-76 ROAD 1/2 MILE OF TEMPORARY AND SIDE OF THE TRUCK.
 21. EASEMENT IN FEE SHALL BE SHOWN FROM 50' TO 20' FROM OAK 54-59 TO 74-76 ROAD 1/2 MILE OF TEMPORARY AND SIDE OF THE TRUCK.
 22. EASEMENT IN FEE SHALL BE SHOWN FROM 50' TO 20' FROM OAK 54-59 TO 74-76 ROAD 1/2 MILE OF TEMPORARY AND SIDE OF THE TRUCK.
 23. EASEMENT IN FEE SHALL BE SHOWN FROM 50' TO 20' FROM OAK 54-59 TO 74-76 ROAD 1/2 MILE OF TEMPORARY AND SIDE OF THE TRUCK.
 24. EASEMENT IN FEE SHALL BE SHOWN FROM 50' TO 20' FROM OAK 54-59 TO 74-76 ROAD 1/2 MILE OF TEMPORARY AND SIDE OF THE TRUCK.
 25. EASEMENT IN FEE SHALL BE SHOWN FROM 50' TO 20' FROM OAK 54-59 TO 74-76 ROAD 1/2 MILE OF TEMPORARY AND SIDE OF THE TRUCK.
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 29. EASEMENT IN FEE SHALL BE SHOWN FROM 50' TO 20' FROM OAK 54-59 TO 74-76 ROAD 1/2 MILE OF TEMPORARY AND SIDE OF THE TRUCK.
 30. EASEMENT IN FEE SHALL BE SHOWN FROM 50' TO 20' FROM OAK 54-59 TO 74-76 ROAD 1/2 MILE OF TEMPORARY AND SIDE OF THE TRUCK.
 31. EASEMENT IN FEE SHALL BE SHOWN FROM 50' TO 20' FROM OAK 54-59 TO 74-76 ROAD 1/2 MILE OF TEMPORARY AND SIDE OF THE TRUCK.

6/21/2019

7-SA-18-C - 7-C-18-UR - untable - 7-11-13

Cc: mike.reynolds@knoxmpc.org <mike.reynolds@knoxmpc.org>, emily.dills@knoxplanning.org <emily.dills@knoxplanning.org>

Hi Tom please , put this project back on the agenda ASAP
Thanks
Wanis Rghebi



Sent from my iPhone

--
Emily Dills
Planning Services Technician
865.215.4186



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

Mike Reynolds <mike.reynolds@knoxplanning.org> Fri, Jun 21, 2019 at 10:49 AM
To: Sherry Michienzi <sherry.michienzi@knoxplanning.org>, Amy Brooks <amy.brooks@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>
Cc: Tom Brechko <tom.brechko@knoxplanning.org>



The applicant is requesting this item be untabled at the earliest Planning Commission meeting possible for consideration of approval the following month. If this can be added to the July 11 agenda, please do so.

Thanks, Mike

Mike Reynolds, AICP
Senior Planner
865.215.3827



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

[Quoted text hidden]



Sherry Michienzi <sherry.michienzi@knoxplanning.org>

Fwd: 7-SA-18-C& 7-c-18-ur

2 messages

Dori Caron <dori.caron@knoxplanning.org>

Fri, Jun 21, 2019 at 9:18 AM

To: Sherry Michienzi <sherry.michienzi@knoxplanning.org>, Tom Brechko <tom.brechko@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

fyi

Dori Caron
Senior Administrative Assistant
Direct Line: 865-215-2694
Email: dori.caron@knoxplanning.org



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

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

From: **Emily Dills** <emily.dills@knoxplanning.org>

Date: Fri, Jun 21, 2019 at 8:01 AM

Subject: Fwd: 7-SA-18-C& 7-c-18-ur

To: Dori Caron <dori.caron@knoxmpc.org>, Wanis <wrghebi@gmail.com>**Dori,****I'm guessing this is a Tabled item. Please add it back so it can be taken off the Table.****Thanks**

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

From: **Wanis Rhegbi** <wrghebi@sengconsultants.com>

Date: Thu, Jun 20, 2019 at 3:44 PM

Subject: 7-SA-18-C& 7-c-18-ur

To: tom.brechko@knoxplanning.org <tom.brechko@knoxplanning.org>



Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2088
www.knoxmpc.org

Request to Postpone • Table • Withdraw

Name of Applicant: Smithbilt LLC
AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 7-SA-18-C / 7-C-18-UR

Date Scheduled for MPC Review: July 12, 2018

Date Request Filed: June 19, 2018 Request Accepted by: Thomas Buelke

REQUEST

Postpone

Please postpone the above application(s) until:

August 9, 2018

DATE OF FUTURE MPC PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

Eligible for Fee Refund? Yes No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: [Signature]

PLEASE PRINT
Name: Jack Jackson

Address: 4909 Bell Road

City: Knoxville State: TN Zip: 37931

Telephone: 865 694-7756

Fax: _____

E-mail: jack@chico.com

PLEASE NOTE

Consistent with the guidelines set forth in MPC's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

TABLINGS

Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

WITHDRAWALS

Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.

M P C

METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
885 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

SUBDIVISION - CONCEPT

Name of Applicant: Smithbilt LLC
 Date Filed: 5/18/18 Meeting Date: 7/12/18
 Application Accepted by: Janner Read
 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: Keras/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@rhc.co.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+72)

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

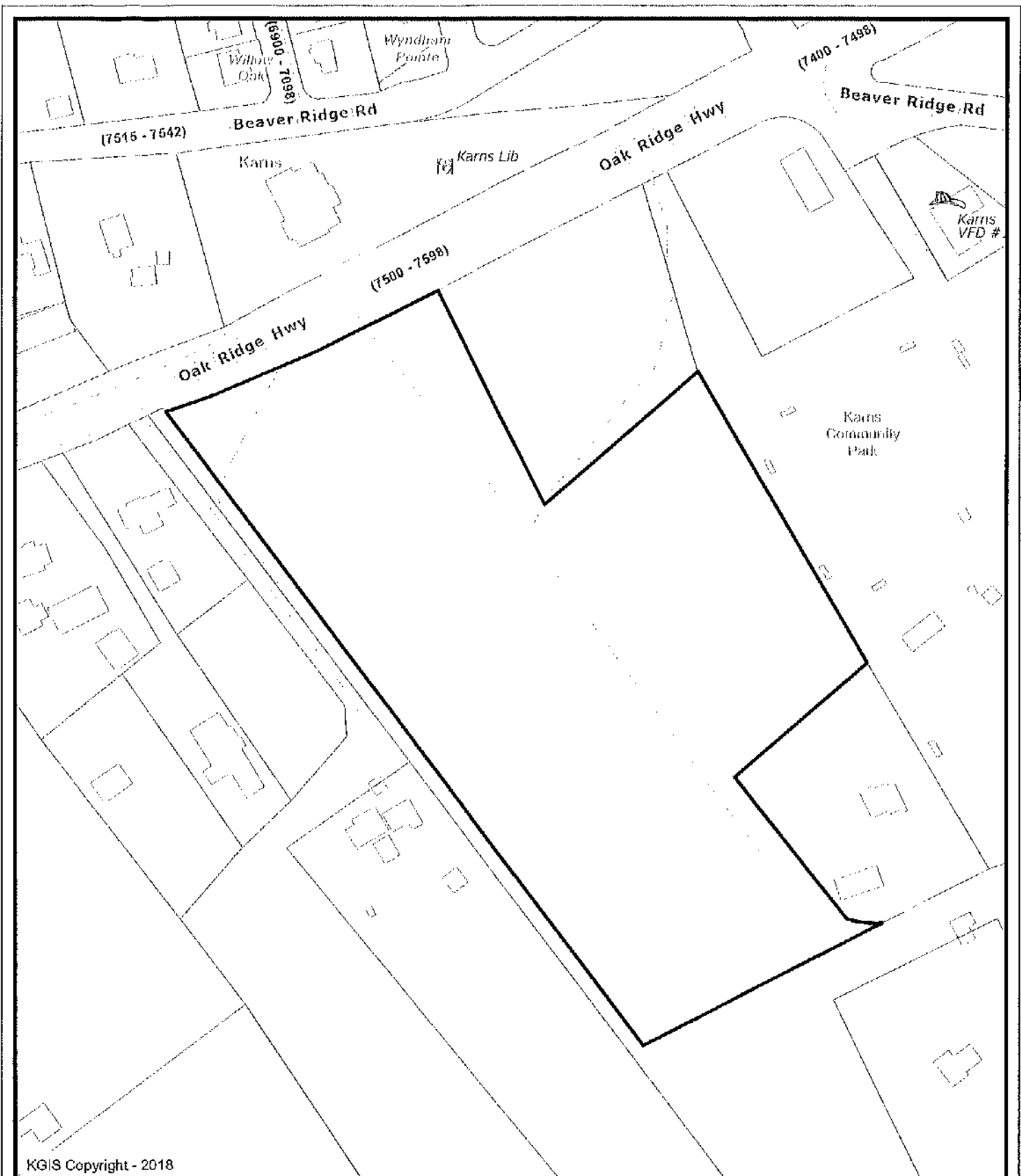
Telephone: 865-694-7756

Fax: 865-693-9699

Signature: Wanda Ryhebi

Date: 5/18/18

E-mail: Wryhebi@sengconsultants.com

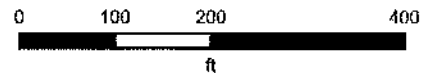


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Letter Portrait

Printed: 5/18/2018 at 2:42:36 PM

Knoxville - Knox County - KUB Geographic Information System



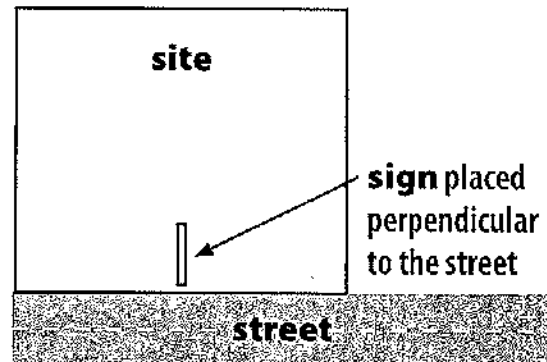
KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from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

REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. MPC staff will provide a sign to post on the property at the time of application.

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 must be posted no later than *two weeks prior* to the scheduled MPC or BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC or BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. 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.

I hereby agree to post the sign provided on the subject property on or before

6/27/18

consistent with the guidelines provided above; and to *remove the sign within one week after* the MPC or BZA decision.

Signature: _____

Wavis A. Rghelji

Printed Name: _____

WAVIS A. Rghelji

Date: _____

5/18/18

MPC or BZA File Number: _____

7-SC-18-C