



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 12-SA-19-C
12-B-19-UR

AGENDA ITEM #: 20
AGENDA DATE: 12/12/2019

▶ **SUBDIVISION:** THE HIGHLANDS AT COPELAND (FKA COPELAND HEIGHTS S/D, PHASE II)

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

OWNER(S): Josh Sanderson / Primos Land Company, LLC

TAX IDENTIFICATION: 37 025 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1015 E. Copeland Rd.

▶ **LOCATION:** East side of E. Copeland Dr., north side of Greenwell Dr., west side of Pedigo Rd.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 52.62 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential lots

SURROUNDING LAND USE AND ZONING: This area is developed with agricultural and rural to low density residential uses, under A, RA and PR zoning.

▶ **NUMBER OF LOTS:** 148

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; Greenwell Dr., a major collector street with 18' of pavement width within 40' of right-of-way; and E. Copeland Dr., a major collector street with 15' of pavement width within 40' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

- 1) Reduce vertical curve from $K=25$ to $K=24.93$ @ STA 4+10 to 8+10 on Road "A".
- 2) Reduce vertical curve from $K=25$ to $K=22.84$ @ STA 3+50 to 4+50 on Road "C".
- 3) Reduction of the 25' common area buffer strip for double frontage lots to allow the 15' landscape buffer easement that was approved in Phase 1 for lots 10-16 and 79-100.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 9 conditions.

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
4. Construction of 5' wide sidewalks with a minimum of a 2' wide planting strip, as shown on the concept plan. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act and Knox County Department of Engineering and Public Works.
5. Installation of 2 evergreen trees, 2 deciduous trees, and 8 shrubs per 100 feet within the 15' landscape easement on the Pedigo Road, Greenwell Drive, and E. Copeland Drive frontages. A landscaping plan must be provided to Planning staff for review and approval before Design Plan approval. Trees should be selected from the City of Knoxville's Tree List. A final plat application will not be accepted for reviewed by Planning staff until this landscaping is installed or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
6. Installation of private fences shall be prohibited in the 15' landscape easement. This does not prohibit the installation of fencing by the HOA that is a consistent design around the exterior boundary of the subdivision.
7. Implementing the recommendations of the Pedigo Road Subdivision Traffic Impact Study (see Exhibit A), as prepared by Cannon & Cannon, Inc., dated April 27, 2018, and as amended and approved by Knoxville-Knox County Planning and Knox County Department of Engineering and Public Works staff.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities and drainage facilities.
9. A final plat application based on this concept plan will not be accepted for review until certification of design plan approval has been submitted to the Planning staff.

► **APPROVE the request for up to 148 detached dwellings on individual lots and a reduction of the peripheral setback to 25' for lots 79-100, 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 and the other criteria for approval of a concept plan and use-on-review.

COMMENTS:

This proposal is for a 148 lot subdivision on Pedigo Rd, which is phase 2 of a 240 lot subdivision. The Planning Commission approved phase 1 development in 2018 (7-SG-18-C & 10-SA-18-C) with 92 lots and an amenity area that is shared with phase 1 and phase 2. The property was rezoned to PR up to 3 du/ac (4-G-18-RZ) and the total density for both phases will be 2.99 du/ac. The applicant is requesting a 25' peripheral setback for lots 79-100 along E. Copeland Drive and Greenwell Drive. There will be a sidewalk on one side of all interior roads. The two phases of the subdivision will have different names because they are not connected by an internal street.

The subdivision regulations require 150' lot depth for double frontage lots along classified roads, which all of the surrounding streets are. Lots that have a common area buffer with a minimum depth of 25' along the external road do not have to meet the minimum lot depth standard. The applicant is proposing a 15' landscape easement that will be maintained by the HOA and will be planted with the vegetation recommended in condition #5. Staff is recommending approval of a variance to replace the 25' deep common area buffer with the 15' deep easement because this is consistent with the approval in phase 1. For lots 10-16, there is a stream along the Pedigo Road frontage where existing vegetation cannot be disturbed. In addition, private fences will not be allowed within the 15' easement to help protect the landscaping and provide a consistent streetscape along the external roads.

In previous cases involving double frontage lots less than 150 feet, Planning staff has recommended a fee simple common area that is not part of the lots. Because the proposed 15' landscape easement maintained by the HOA was approved in phase 1 instead of a 25' common area, staff is recommending approval for consistency but will not consider this as a preferred alternative for future developments. The subdivision regulations have been amended since phase 1 was approved to specifically identify that a 25' common area buffer strip is an alternative to creating double frontage lots which is why phase 2 has a variance request to allow the 15' easement as a substitute for the 25' common area buffer.

The access to the subdivision will be from Pedigo Road with the exception of lots 69 and 70 that will utilize the existing driveway on E. Copeland Drive. This driveway currently provides access to the existing house that is located on lot 49, however, the driveway must be disconnected from the lot 49 so there are not three lots with

legal access to the driveway which would require it to be a private right-of-way. The existing house must have access to Road "C" and the address will have to change.

The traffic impact study (TIS) that was submitted with phase 1 of the development has several recommendations to improve sight distance which are applicable to phase 2. At the Pedigo Road and E. Copeland Drive access points, the TIS recommends removal and trimming of vegetation to improve sight distance. At the two Knox County intersections that lie adjacent to the development, the TIS recommends adjusting two existing features on the subject property to help with sight distance. The adjustments include cutting back a small embankment on the northeast corner of the E. Copeland Drive and Greenwell Drive/Bishop Road intersection, and the removal of a fence on the northwest corner of the Pedigo Road and Greenwell Drive intersection.

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 traffic impact study that was submitted with phase 1 of the development has several recommendations to improve sight distance at the proposed access points and the two Knox County intersections in the southwest and southeast corners of the development. The improvements at the existing intersections will be an improvement for the area that is needed with or without this development.
3. The proposed detached residential subdivision at a density of 2.81 du/ac for phase 2, and 2.99 du/ac for phase 1 and 2 combined, is consistent in use and density (up to 3 du/ac) with the approved zoning. There are several developments in the area that are zoned and developed 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 minor collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 2.99 du/ac, the proposed subdivision is consistent with the Sector Plan.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The northwestern portion of the property is within the Hillside Protection area and the majority of the steep slopes are proposed as large lots which will help reduce the amount of grading. Because the site has been used for agricultural purposes, the site had been cleared of trees a long time ago.

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.

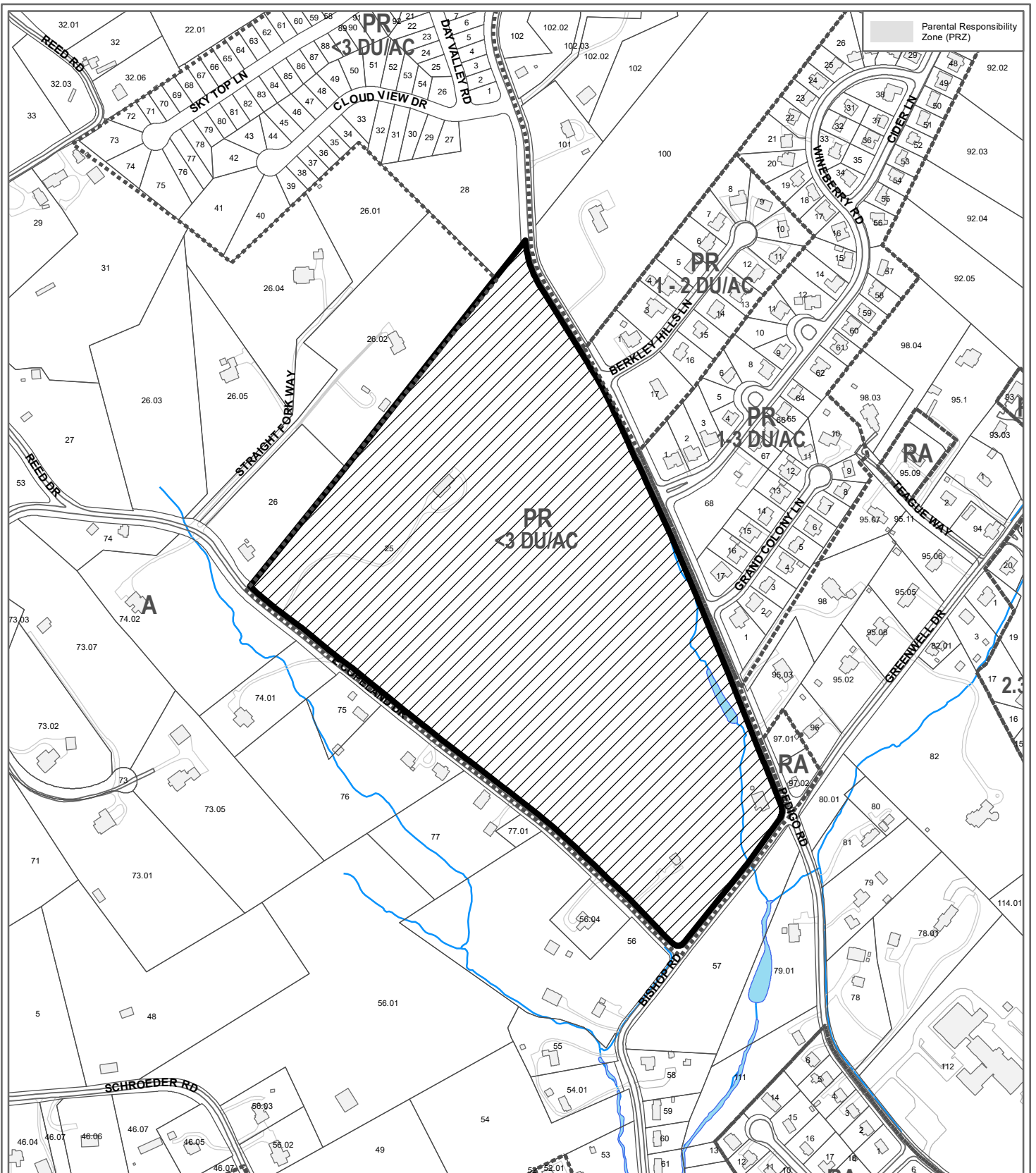
ESTIMATED STUDENT YIELD: 61 (public school children, grades K-12)

Schools affected by this proposal: Brickey-McCloud Elementary, Powell Middle, and Powell High.

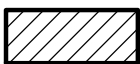
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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



**12-SA-19-C / 12-B-19-UR
CONCEPT PLAN/USE ON REVIEW**

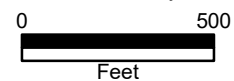


Detached residential lots in PR (Planned Residential)

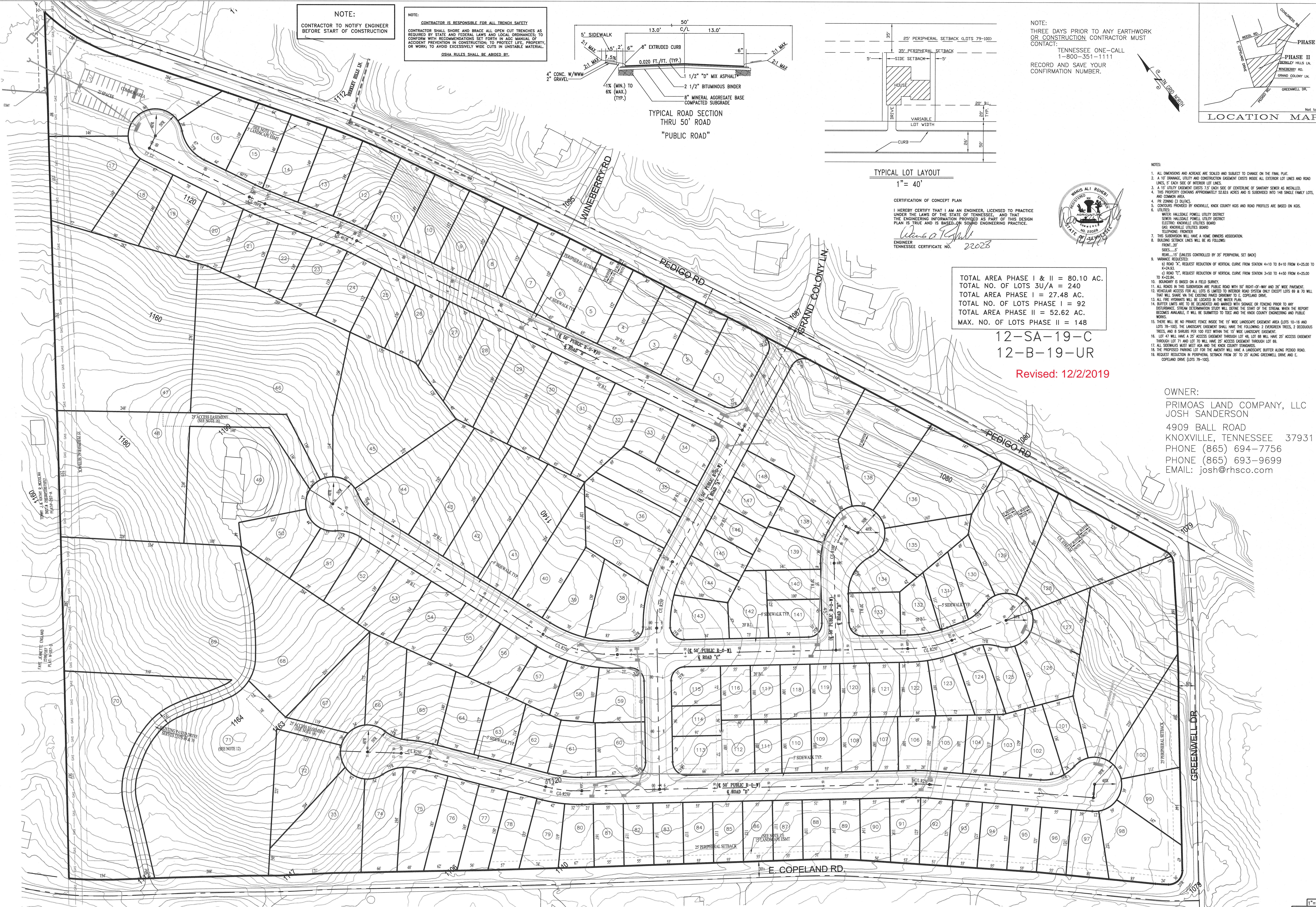
Petitioner: Primos Land Company, LLC
Copeland Heights S/D, Phase II

Map No: 37

Jurisdiction: County

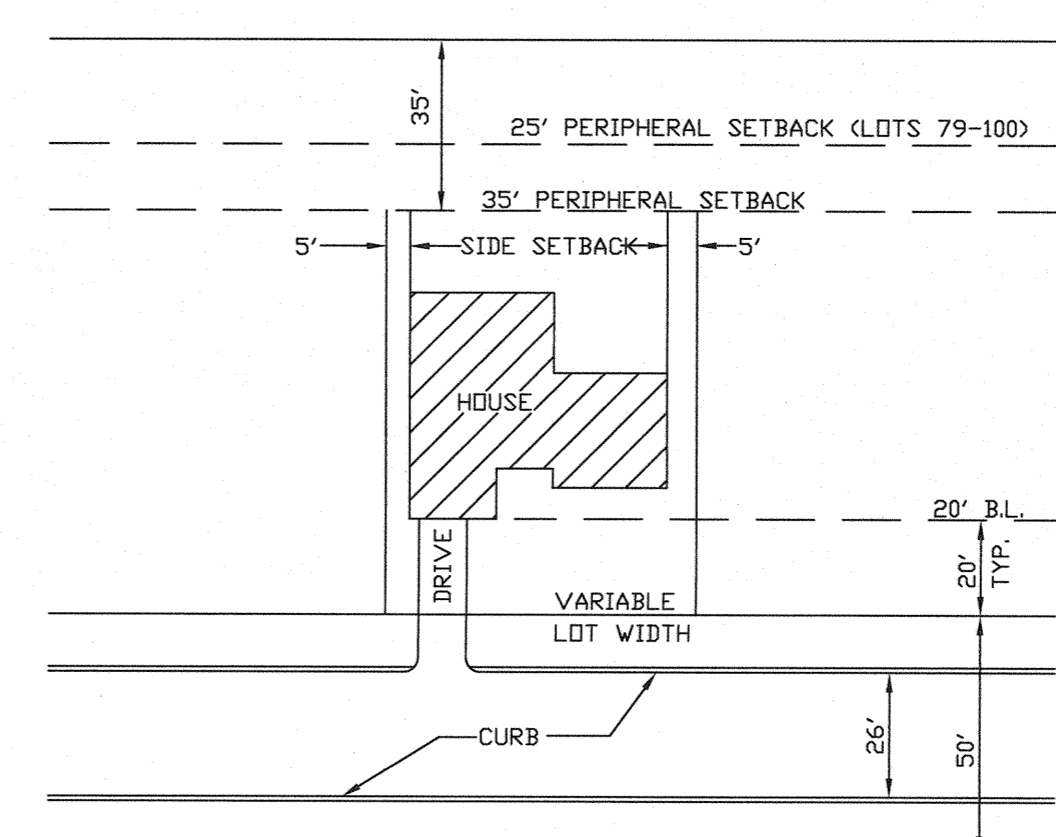
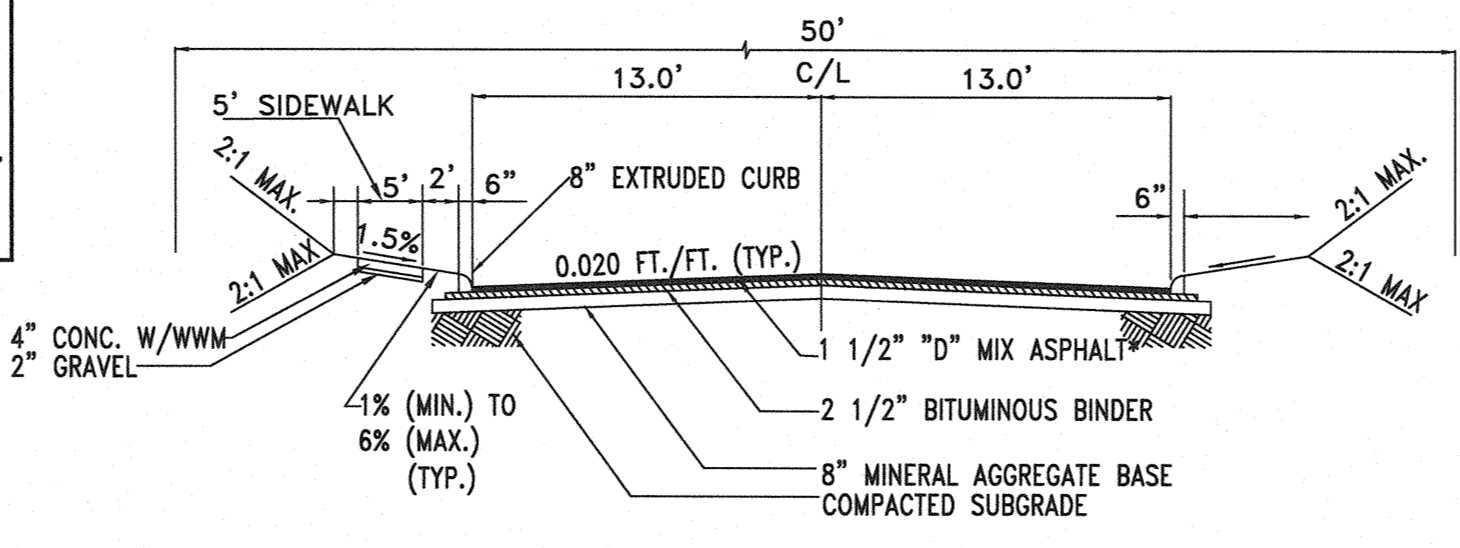


Original Print Date: 11/7/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



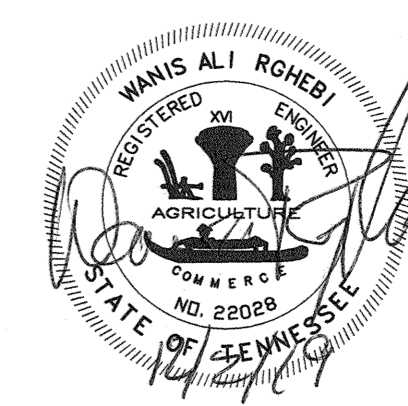
NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

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 AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL. OSHA RULES SHALL BE ABIDED BY.



TYPICAL LOT LAYOUT
1" = 40'

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.
Walter J. Smith
ENGINEER
TENNESSEE CERTIFICATE NO. 22028



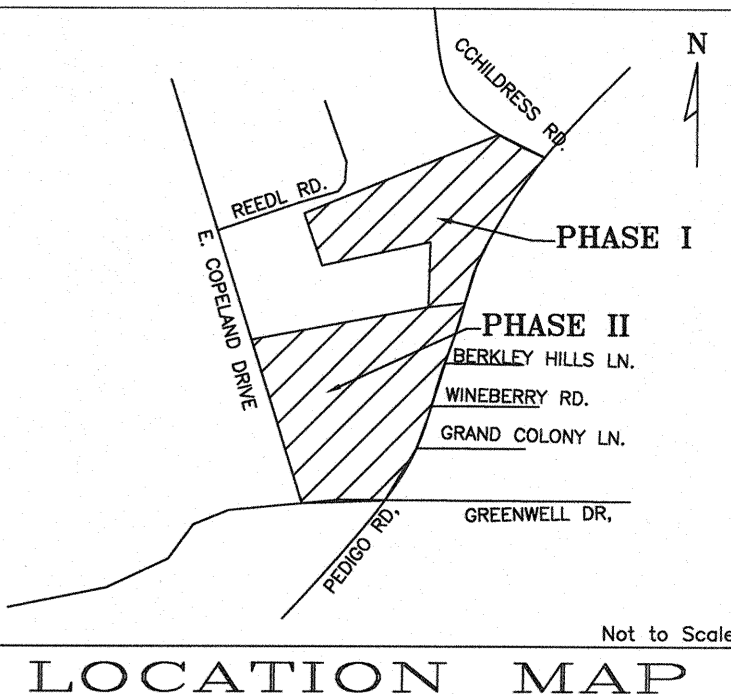
TOTAL AREA PHASE I & II = 80.10 AC.
TOTAL NO. OF LOTS 3U/A = 240
TOTAL AREA PHASE I = 27.48 AC.
TOTAL NO. OF LOTS PHASE I = 92
TOTAL AREA PHASE II = 52.62 AC.
MAX. NO. OF LOTS PHASE II = 148

12-SA-19-C
12-B-19-UR

Revised: 12/2/2019

- NOTES:**
- ALL DIMENSIONS AND AREAS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 12" DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
 - A 12" UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROJECT CONTAINS APPROXIMATELY 52.62 ACRES AND IS SUBDIVIDED INTO 148 SINGLE FAMILY LOTS, AND COMMON AREA.
 - PER ZONING (S) DURING.
 - CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KGS AND ROAD PROFILES ARE BASED ON KGS.
 - UTILITIES:
WATER: HALLSMAE POWELL UTILITY DISTRICT
SEWER: HALLSMAE POWELL UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: FRONTIER
 - THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT: 20'
SIDES: 5'
REAR: 15' (UNLESS CONTROLLED BY 35' PERIPHERAL SET BACK)
 - VARIOUS REQUESTS:
a) ROAD 'A', REQUEST REDUCTION OF VERTICAL CURVE FROM STATION 4+10 TO 8+10 FROM K=25.00 TO K=24.50.
b) ROAD 'C', REQUEST REDUCTION OF VERTICAL CURVE FROM STATION 3+50 TO 4+50 FROM K=25.00 TO K=22.84.
 - BOUNDARY IS BASED ON A FIELD SURVEY.
 - ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 20' WIDE PAVEMENT.
 - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY EXCEPT LOTS 69 & 70 WILL HAVE DRIVEWAY TO THE EXISTING PARKING DRIVEWAY TO E. COPELAND DRIVE.
 - ALL FIRE HYDRANTS WILL BE LOCATED IN THE WATER PLAN.
 - BUTTER LINES ARE TO BE DEMONSTRATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE. STREAM DETERMINATION STUDY WILL DEFINE THE START OF THE STREAM. WHEN THE REPORT BECOMES AVAILABLE, IT WILL BE SUBMITTED TO TDEC AND THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
 - THERE WILL BE NO PRIVATE FENCE INSIDE THE 15' WIDE LANDSCAPE EASEMENT AREA (LOTS 10-16 AND LOTS 70-100). THE LANDSCAPE EASEMENT SHALL HAVE THE FOLLOWING: 2 DECIDUOUS TREES, 2 DECIDUOUS TREES, AND 8 SHRUBS PER 100 FEET WITHIN THE 15' WIDE LANDSCAPE EASEMENT.
 - LOT 47 WILL HAVE A 25' ACCESS EASEMENT THROUGH LOT 48, LOT 48 WILL HAVE 25' ACCESS EASEMENT THROUGH LOT 71 AND LOT 70 WILL HAVE 25' ACCESS EASEMENT THROUGH LOT 69.
 - ALL SIDEWALKS MUST MEET ADA AND THE KNOX COUNTY STANDARDS.
 - THE PROPOSED PARKING LOT FOR THE MEETING WILL HAVE A LANDSCAPE BUFFER ALONG PEDIGO ROAD.
 - REQUEST REDUCTION IN PERIPHERAL SETBACK FROM 35' TO 25' ALONG GREENWELL DRIVE AND E. COPELAND DRIVE (LOTS 79-100).

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 ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699, E-MAIL: wrghbi@sangconsultants.com

DESIGNED BY WAR
DRAWN WAR
CHECKED WAR

APPROVED
ENGINEER

NO.	DATE	REVISION	APPR.

DEED REFERENCES:
DEED INST. # 200108240015143
SCALE IN FEET
0 60 120

HORIZONTAL SCALE: 1" = 60'
CONTOUR INTERVAL: 2'
DATE
10-21-2019

CONCEPT PLAN FOR
HIGHLANDS AT COPELAND, PHASE II
CLT MAP 037 PARCEL 025
DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-10-21-19-CP-II
SHEET 1 OF 5 SHEETS

1" = 60'
COPYRIGHT 2019

EXECUTIVE SUMMARY

The purpose of this Executive Summary is to provide a concise overview of a traffic impact study that was performed for a proposed single family residential subdivision to be located on Pedigo Road in north Knox County. The project site is located on the west side of Pedigo Road, approximately one mile northwest of the intersection of Pedigo Road with W. Emory Road. The conceptual development plan for this project proposes a maximum of 272 residential lots. The project is to have two access roads onto Pedigo Road: one located directly across from Grand Colony Lane and the other across from an existing driveway approximately 1800 feet further north.

The purpose of this study was the evaluation of the traffic operational and safety impacts of the proposed single family subdivision development upon roadways in the vicinity of the site. Of particular interest are the proposed site access intersections, which include the intersection of Pedigo Road with Grand Colony Lane and Pedigo Road with the proposed North Site Access roadway. Appropriate intersection evaluations were conducted at these two locations with traffic volumes generated from the proposed development in order to determine the anticipated impacts and to establish recommended measures to mitigate these impacts. These evaluations included intersection capacity analyses, corner sight distance reviews, and turn lane assessments.

The primary conclusion of this study is that the traffic generated from the proposed subdivision will significantly increase traffic on Pedigo Road, but it will not result in major traffic operational impacts. Intersection delays and levels-of-service will be in acceptable ranges (LOS C or better), and neither of the two study intersections will exhibit traffic conditions justifying left or right turn traffic lanes. The following listing is a summary of the improvements and recommendations that resulted from this study:

1. Install minimum 30 inch STOP signs on both the South Site Access and the North Site Access roadway approaches to Pedigo Road.
2. Provide and maintain the required intersection corner sight distances at the proposed South Site Access and North Site Access intersections. This will require removal of some existing brush and trees, especially along the east side of the project site immediately adjacent to Pedigo Road. In addition, two existing features on project site property should be adjusted to help with corner sight distances at two Knox County intersections that lie adjacent to the project site. These include the cutting back of a small embankment on the northeast corner of the intersection of East Copeland Drive at Greenwell Drive/Bishop Road, and the removal of a fence on the northwest corner of Pedigo Road and Greenwell Drive. Further, trimming of some brush and trees along the east side of East Copeland Drive, adjacent to the site access driveway and easement for a few lots on East Copeland Drive, should also be undertaken. This vegetation is also on the roadway ROW or project site property.
3. New site landscaping or site signage that is to be installed for this project is to be properly placed such that sight distances are not obstructed.
4. Have a surveyor certify that final sight distances exceed minimum requirements once the proposed South Site Access and North Site Access roadways are complete and ready to open to traffic.

EVALUATIONS

INTERSECTION CAPACITY ANALYSES

As discussed in the preceding sections of this report, capacity analyses employing the methods of the Highway Capacity Manual (HCM) were conducted for the study intersections for existing, background, and combined traffic conditions. All of these analyses employed the existing roadway conditions. A summary of the capacity analyses results is shown in TABLE 3.

TABLE 3: CAPACITY ANALYSES SUMMARY

INTERSECTION	TIME PERIOD	YEAR 2018 EXISTING (LOS/DELAY)	YEAR 2023 BACKGROUND (LOS/DELAY)	YEAR 2023 COMBINED (LOS/DELAY)
Pedigo Road and Grand Colony Lane / Proposed South Site Access WESTBOUND APPROACH (SIDE-STREET STOP CONTROLLED) ¹	A.M. P.M.	B 10.2 s. B 10.0 s.	B 10.5 s. B 10.3 s.	B 14.6 s. C 16.7 s.
Pedigo Road and Grand Colony Lane / Proposed South Site Access EASTBOUND APPROACH (SITE) (SIDE-STREET STOP CONTROLLED) ¹	A.M. P.M.	N/A N/A	N/A N/A	B 11.1 s. A 9.5 s.
Pedigo Road / Proposed North Site Access EASTBOUND APPROACH (SITE) (SIDE-STREET STOP CONTROLLED) ¹	A.M. P.M.	N/A N/A	N/A N/A	A 9.6 s. A 8.9 s.

¹SIDE-STREET STOP CONTROLLED – Level-of-service and Average Vehicular Delay (seconds) for movement or approach utilizing HCM methodology. See Appendix C for detailed computer print-out summaries and discussion of Capacity and Level-of-Service concepts.

SIGHT DISTANCE ASSESSMENT

Intersection corner sight distances were field evaluated at the proposed site access locations as well as two other intersections through which site generated traffic will regularly traverse. These evaluations are summarized below:

- 1) North Site Access on Pedigo Road - Looking north along Pedigo Road from the proposed stop position on the North Site Access roadway, the sight distance is estimated to be at least 315 feet before the sight line crosses across a private property. Looking south, some brush and small trees on the ROW and project site need to be removed. Once these are removed the sight distance will be well in excess of 300 feet. The posted speed limit along Pedigo Road is 30 mph, so the minimum required sight distance to oncoming traffic is 300 feet, per Knox County regulations.

2) South Site Access on Pedigo Road – Looking north and south along Pedigo Road from the proposed stop position on the South Site Access roadway, the sight distance assessment found that sight distances well in excess of 300 feet are achievable. Similar to the North Site Access, existing trees and brush on the west side of Pedigo Road will need to be removed, and these are on the roadway ROW and project site. The posted speed limit along Pedigo Road is 30 mph, so the minimum required sight distance to oncoming traffic is 300 feet, per Knox County regulations.

3) Site Access (Access Easement) for a few lots on East Copeland Drive – Looking north and south along East Copeland Drive from the proposed stop position at the access driveway, sight distances in excess of 250 feet are achievable. Similar to the North Site Access on Pedigo Road, existing trees and brush on the east side of East Copeland Drive will need to be removed, and these are on the ROW and project site. The posted speed limit along East Copeland Drive is 25 mph, so the minimum required sight distance to oncoming traffic is 250 feet, per Knox County regulations.

4) East Copeland Drive at Greenwell Drive/Bishop Road - Looking west along Bishop Road from the proposed stop position on East Copeland Drive, the sight distance exceeds 300. Looking west the sight distance is approximately 275 feet due to a property side-slope and sag in the roadway. If viewed from a point 10 feet from the edge of pavement, 300 feet of sight distance is achieved. The embankment is on the project site property and could also be cut back to increase the sight distance. The posted speed limit along East Copeland Drive is 30 mph, so the minimum required sight distance to oncoming traffic is 300 feet, per Knox County regulations. Please note that these are existing conditions at the intersection of two Knox County roadways and the anticipated traffic increase due to site traffic will be very small.

5) Pedigo Road at Greenwell Drive – Intersection corner sight distances of at least 300 feet were measured looking north and south from stop positions on both east and west approaches. Some brush on the ROW in the southwest corner, within the ROW, needs to be regularly trimmed or removed. In addition, the removal of a fence on the developer's property on the northwest corner needs to be removed. These measures will ensure adequate sight distance in all directions at the intersection. The posted speed limits along both Pedigo Road and Greenwell Drive are 30 mph, so the minimum required sight distance to oncoming traffic is 300 feet, per Knox County regulations. Please note that these are existing conditions at the intersection of two Knox County roadways.

Care should also be taken during the site development process to ensure that any newly installed site landscaping and signage does not limit intersection corner sight distances at any of these locations. The developer will be required to have a surveyor certify the final sight distances once the roadway is complete and ready to open to traffic.

TURN LANE ASSESSMENT

Left-turn lane and right-turn lane volume thresholds were evaluated for the proposed South Site Access and North Site Access under anticipated development conditions. These analyses employed Table 4A and 4B from the *Knox County Access Control and Driveway Design Policy*, which is based on turn lane criteria developed by Harmelink. The results were that neither a right-turn lane nor a left-turn lane on Pedigo Road are anticipated to be justified at either site access location. The turn lane warrant worksheets are located in APPENDIX C.

CONCLUSIONS & RECOMMENDATIONS

The primary conclusion of this study is that the traffic generated from the proposed subdivision will significantly increase traffic on Pedigo Road, but it will not result in major traffic operational impacts. Intersection delays and levels-of-service will be in acceptable ranges (LOS C or better), and neither of the two study intersections will exhibit traffic conditions justifying left or right turn traffic lanes. The following listing is a summary of the improvements and recommendations that resulted from this study:

1. Install minimum 30 inch STOP signs on both the South Site Access and the North Site Access roadway approaches to Pedigo Road.
2. Provide and maintain the required intersection corner sight distances at the proposed South Site Access and North Site Access intersections. This will require removal of some existing brush and trees, especially along the east side of the project site immediately adjacent to Pedigo Road. In addition, two existing features on project site property should be adjusted to help with corner sight distances at two Knox County intersections that lie adjacent to the project site. These include the cutting back of a small embankment on the northeast corner of the intersection of East Copeland Drive at Greenwell Drive/Bishop Road, and the removal of a fence on the northwest corner of Pedigo Road and Greenwell Drive. Further, trimming of some brush and trees along the east side of East Copeland Drive, adjacent to the site access driveway and easement for a few lots on East Copeland Drive, should also be undertaken. This vegetation is also on the roadway ROW or project site property.
3. New site landscaping or site signage that is to be installed for this project is to be properly placed such that sight distances are not obstructed.
4. Have a surveyor certify that final sight distances exceed minimum requirements once the proposed South Site Access and North Site Access roadways are complete and ready to open to traffic.



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning



Primos Land Company, LLC

Applicant

10-25-2019

12-12-19

12-5A-19-C

12-B-19-UR

Date Filed

Meeting Date (if applicable)

File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Wanis A. Rghebi

SEC, LLC

Name

Company

4909 Ball Road

Knoxville

TN

37931

Address

City

State

Zip

865-694-7756

wrghebi@sengconsultants.com

Phone

Email

CURRENT PROPERTY INFO

Primos Land Company, LLC

4909 Ball Road

865-694-7756

Owner Name (if different)

Owner Address

Owner Phone

Tax Map 037, Parcel 025

Property Address

1015 E. Copeland Road

w/s Pedigo Road
N/s Greenwell Drive

Parcel ID

5A.14 +/-

General Location

w/s Pedigo Road, N/s Greenwell Drive & E. Copeland Road w/ly dist.

52.62 acres

Tract Size

PR

Jurisdiction (specify district above)

- City
- County

Zoning District

North County

LDR

Rural

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Residential

Vacant

N

HPUD

HPUD

Existing Land Use

Septic (Y/N)

Sewer Provider

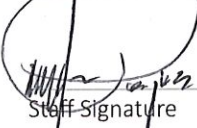
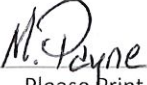

Water Provider

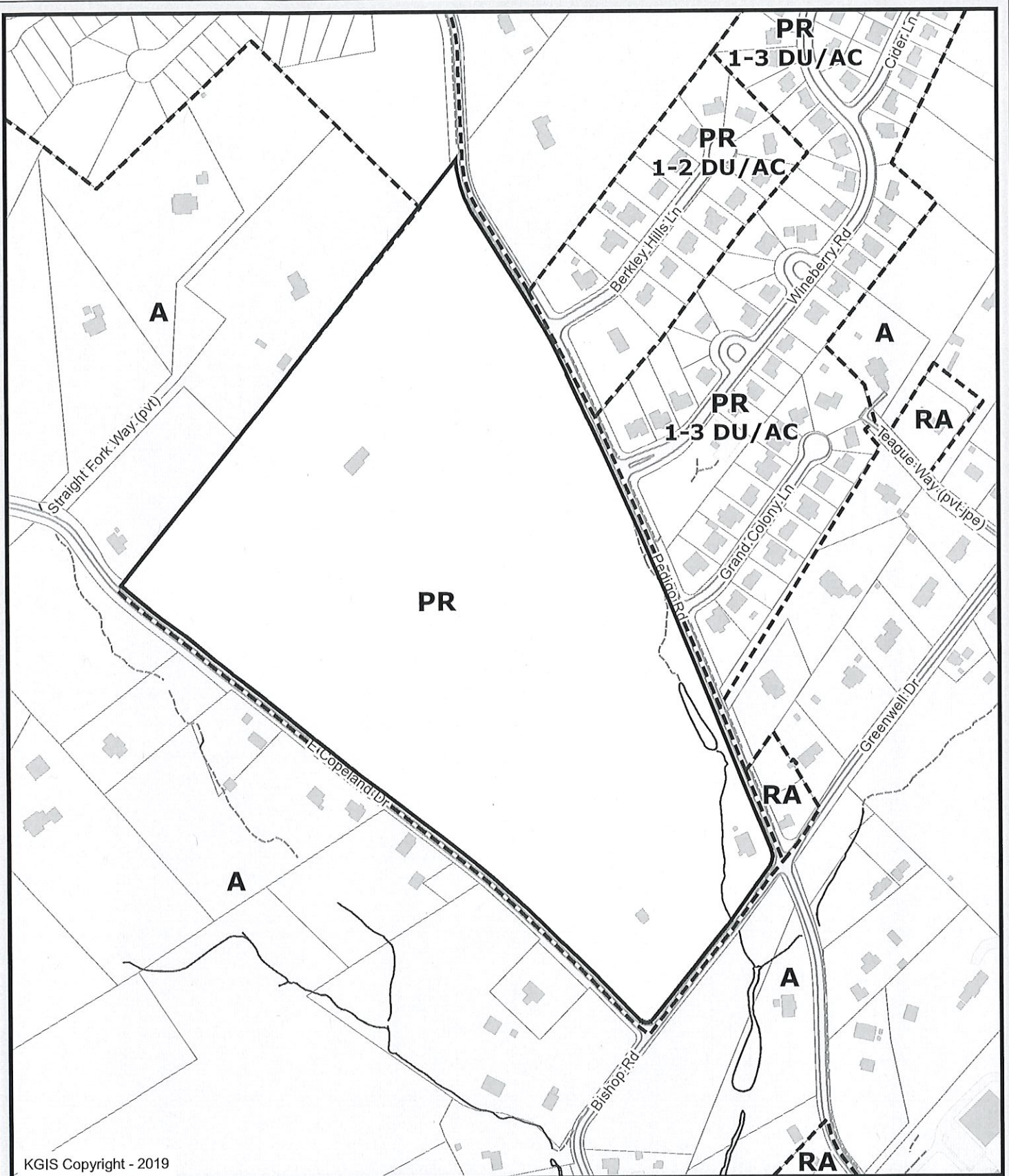
REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential		
	<input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____		
SUBDIVISION	Copeland Heights S/D, Phase II		
	<input type="checkbox"/> Proposed Subdivision Name _____	Unit / Phase Number _____	
	<input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel	Total Number of Lots Created: 148	
	<input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements _____		
ZONING	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning _____		
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____		
	<input type="checkbox"/> Proposed Property Use (specify) _____	Proposed Density (units/acre) _____	Previous Rezoning Requests _____
	<input type="checkbox"/> Other (specify): _____		

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1: 	TOTAL: 4,945.00
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2: 	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>) <input type="checkbox"/> Traffic Impact Study	FEE 3: 	

AUTHORIZATION

 Staff Signature	 Please Print	10/25/2019 Date
 Applicant Signature	Wanis A. Rghebi Please Print	10-24-2019 Date



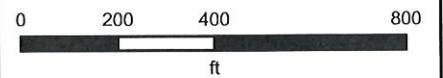
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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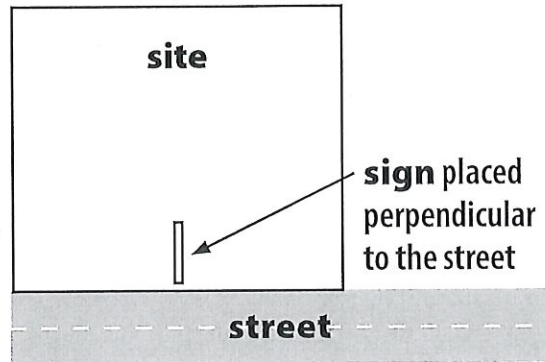
REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning 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 Planning Commission 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 Planning Commission 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:

11/28/19 and 12/13/19
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: *Wanis A. Rghebi*

Printed Name: WANIS A. Rghebi

Phone: 265-694-7756 Email: wrghebi@seng consultants.com

Date: 10-25-19

File Number: 12-B-19-UR 12-SA-19-C