



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 12-SB-19-C
12-C-19-UR

AGENDA ITEM #: 21
AGENDA DATE: 12/12/2019

► **SUBDIVISION:** KARNS / OAK RIDGE HIGHWAY DEVELOPMENT

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

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

TAX IDENTIFICATION: 91 02608 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Oak Ridge Hwy.

► **LOCATION:** South side of Oak Ridge Highway, west of Beaver Ridge Road.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 0.98 acres

► **ZONING:** PR (Planned Residential) - pending

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING:
North: Public library and residence - PC (Planned Commercial)
South: Vacant land - PR (Planned Residential)
East: Vacant land - CA (General Business)
West: Residences - CA (General Business)

► **NUMBER OF LOTS:** 4

SURVEYOR/ENGINEER: SEC, LLC

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:** None

STAFF RECOMMENDATION:

► **POSTPONE the Concept Plan application until the January 9, 2020 Planning Commission meeting as requested by the applicant.**

► **POSTPONE the Use on Review application until the January 9, 2020 Planning Commission meeting as requested by the applicant.**

The applicant is requesting postponement of the applications so that the Planning Commission can make a recommendation on the rezoning request before they consider the revised Concept Plan.

COMMENTS:

The applicant is proposing to develop this 0.98 acre parcel into 4 detached residential lots and common area at a density of 4.08 du/ac. The Planning Commission will be considering the rezoning request for this property to PR (Planned Residential) at a proposed density of up to 5 du/ac at the December 12, 2019 meeting. This property will be the second unit of this proposed subdivision of 32 detached residential lots on 7.43 acres at an overall density of 4.31 du/ac.

The proposed subdivision will have access to Oak Ridge Highway, a major arterial street. Since the site is located within the Parent Responsibility Zone, sidewalks are being provided on one side of the proposed street.

ESTIMATED TRAFFIC IMPACT: 364 (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.

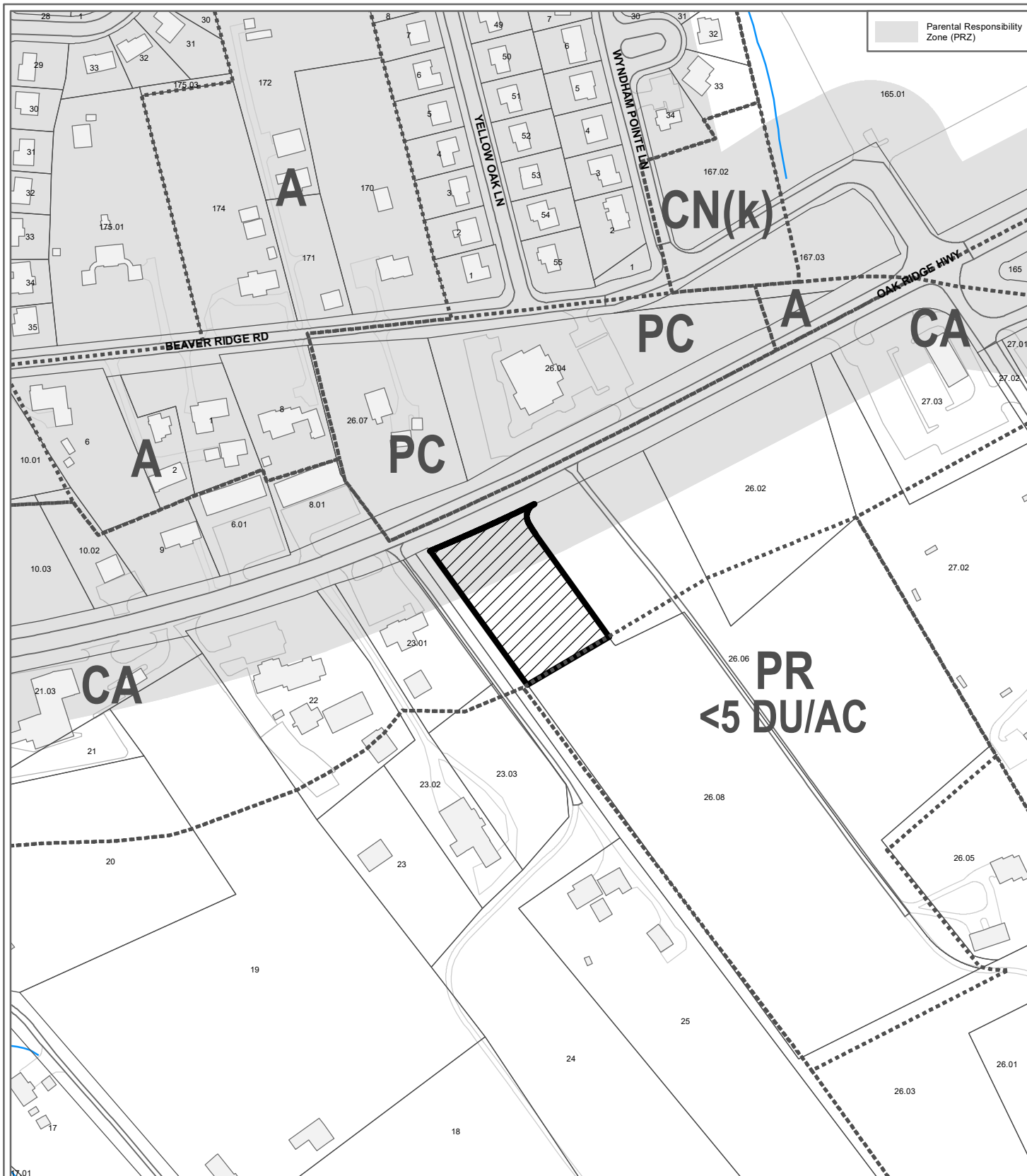
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

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

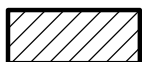
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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



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



Detached Residential Subdivision in PR (Planned Residential) - pending

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

Revised:

Petitioner: Primos Land Company, LLC
Karns / Oak Ridge Highway
Development

Map No: 91

Jurisdiction: County

0 250
Feet





Dori Caron <dori.caron@knoxplanning.org>

*12-SB-19-C - 12-C-19-UR - pp - 12-12-2019***Fwd: 12-C-19-UR & 12-SB-19-C**

Tom Brechko <tom.brechko@knoxplanning.org>

Fri, Nov 22, 2019 at 1:14 PM

To: Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>, Sherry Michienzi <sherry.michienzi@knoxplanning.org>

FYI

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

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

Date: Fri, Nov 22, 2019 at 11:16 AM

Subject: 12-C-19-UR & 12-SB-19-C

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

Hi Tom, please postpone Oak Ridge Highway, Unit-2 Concept 30 days, It will be on January 12, 2020 meeting.

Have a nice weekend.

Thanks

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

Hydrologist, Hydraulic Engineer

Professional Engineer (Alabama, Tennessee)

Chief Civil Engineer/Management

Certified Flood Plain Manager

Southland Engineering Consultants, LLC

[4909 Ball Road](#)

Knoxville, TN 37931

Phone: 865-694-7756

Fax: 865-693-9699

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

www.southlandengineeringusa.com

--

Thomas Brechko, AICP

Principle Planner

865-215-3794



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

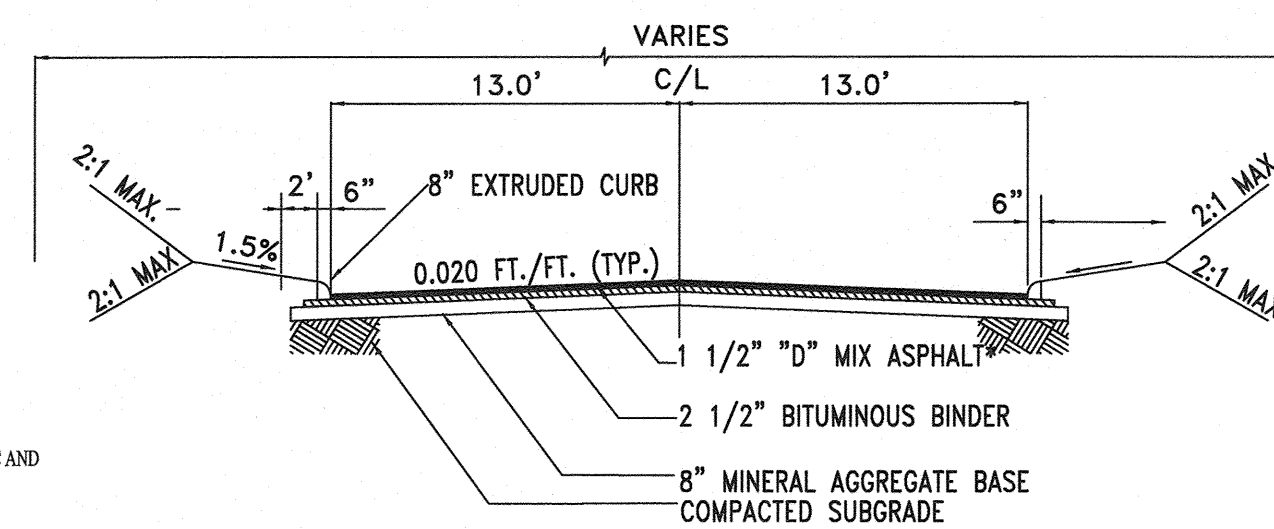
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

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.

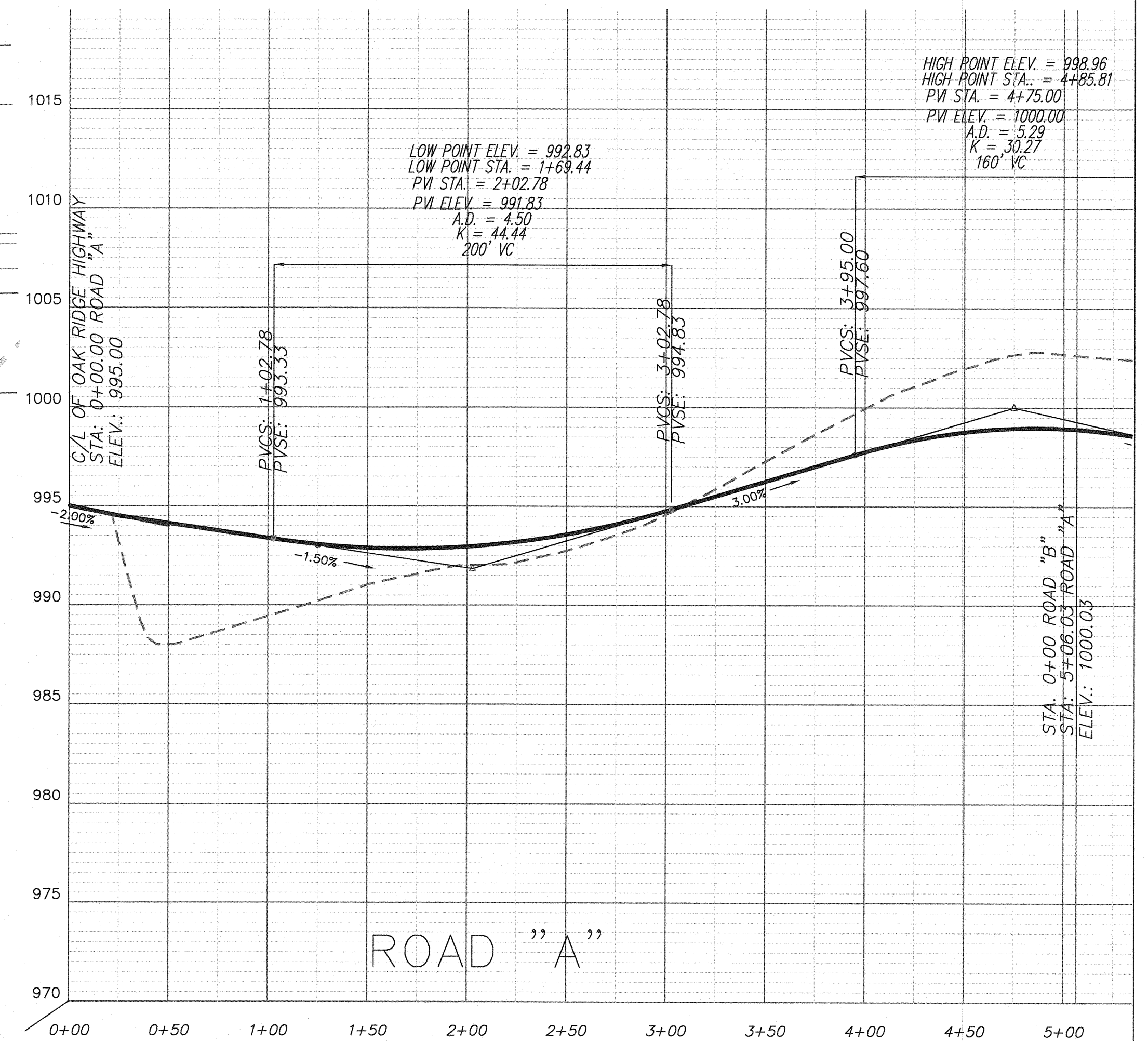
OSHA RULES SHALL BE ABIDED BY.

CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

1. ALL DIMENSIONS AND ACEPAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
2. IF UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES ALONG ALL ROADS, UTILITY DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND EXTERNAL BOUNDARY LINES, PLUS OTHER EASEMENTS SHOWN, UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
3. A 15' UTILITY EASEMENT EXCEPT 7.5' EACH SIDE (OR PERCENTILE) OF SANITARY SEWER AS INSTALLED.
4. THE PROPERTY CONTAINS APPROXIMATELY 1.16 ACRES AND IS SUBDIVIDED INTO A SINGLE FAMILY LOTS AND COMMON AREAREGISTRATION BOUND.
5. PRZONING IS 60 (R) DRAINAGE, 12-18-84.
6. EASEMENTS PROVIDED BY KNOXVILLE, KNOX COUNTY KOIS AND ROAD PROFILES ARE BASED ON FIELD.
7. UTILITIES:
 - WATER- WEST KNOX UTILITY DISTRICT
 - SEWER- WEST KNOX UTILITY DISTRICT
 - ELECTRIC- KNOXVILLE UTILITY BOARD
 - GAS- KNOXVILLE UTILITIES BOARD
8. TELEPHONE- FRONTIER
9. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION
10. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
 - FRONT 30'
 - SIDES 5'
 - REAR 35'
11. BOUNDARY IS BASED ON BOUNDARY SURVEY
12. ALL ROADS ARE PUBLIC ROADS WITH A RIGHT-OF-WAY AND 30' WIDE PAVEMENT.
13. VEHICULAR ACRES FOR ALL LOTS PROVIDED TO INTERIOR ROAD SYSTEM ONLY.
14. STREAM DRAINAGE WAS PERFORMED BY GEOLOGICISTS AND FOUND OUT TO BE NOT A STREAM.
15. IF WIDE SHOULDER WITH 6' SIDE SLOPE SHALL BE GRADDED ALONG AOK RIDGE FOR POSSIBLE FUTURE SIDEWALK.
16. THE PROPERTY IS MAINTAINED SHALL BE INSTALLED INSIDE THE SUBDIVISION.
17. THE UNIT C- CONVEYER WAS APPROVED BY MPC COMMISSEONERS ON SEPTEMBER 12, 1989 FOR THE UNITS 7-15A-18C AND 7C-18-18C.
18. IT SHOULD BE REMEMBERED THAT THE POSSIBLE STREAM IS JUST A WEST WATERWAY CONVEYER. A LETTER STATED THAT THE UNIT WAS TO BE DITCH AND THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS.



1. ROAD "A" 50' R-O-W WITH 24' WIDE PAVEMENT
2. ROAD "B" 50' R-O-W WITH 24' WIDE PAVEMENT



TOTAL ACREAGE = 7.43 ACRES
MAX. ALLOWABLE LOTS = 7.43X5= 37 LOTS
TOTAL NO. OF LOTS UNIT-1= 28 LOTS
TOTAL NO. OF LOTS UNIT-2= 4 LOTS
TOTAL NO. OF LOTS UNIT1&2= 32 LOTS<37 O.K.

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.

ENGINEER
TENNESSEE CERTIFICATE NO.

Revised: 11/22/2019
12-C-19-UR
12-SB-19-C

SCALE
HORIZONTAL: 1" = 50'
HORIZONTAL: 1" = 5'
CONTOUR INTERVAL: 2'
DATE
10-24-2019

DEED REFERENCES:
W.B. 2239, PAGE 1
PLAT: 79L-91



CONCEPT PLAN FOR UNIT-2
FOR KARNS/OAK RIDGE HIGHWAY
ON OAK RIDGE HIGHWAY
CLT MAP 091, PART OF PARCEL 26.08
DISTRICT 6, KNOX COUNTY, TENNESSEE

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

OWNER/DEVELOPER:

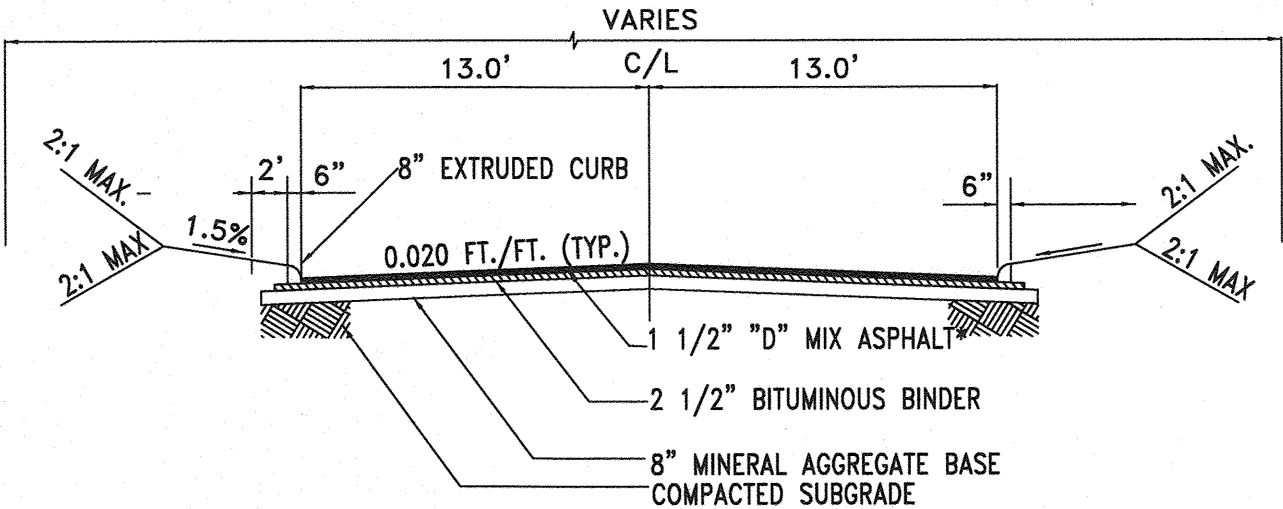
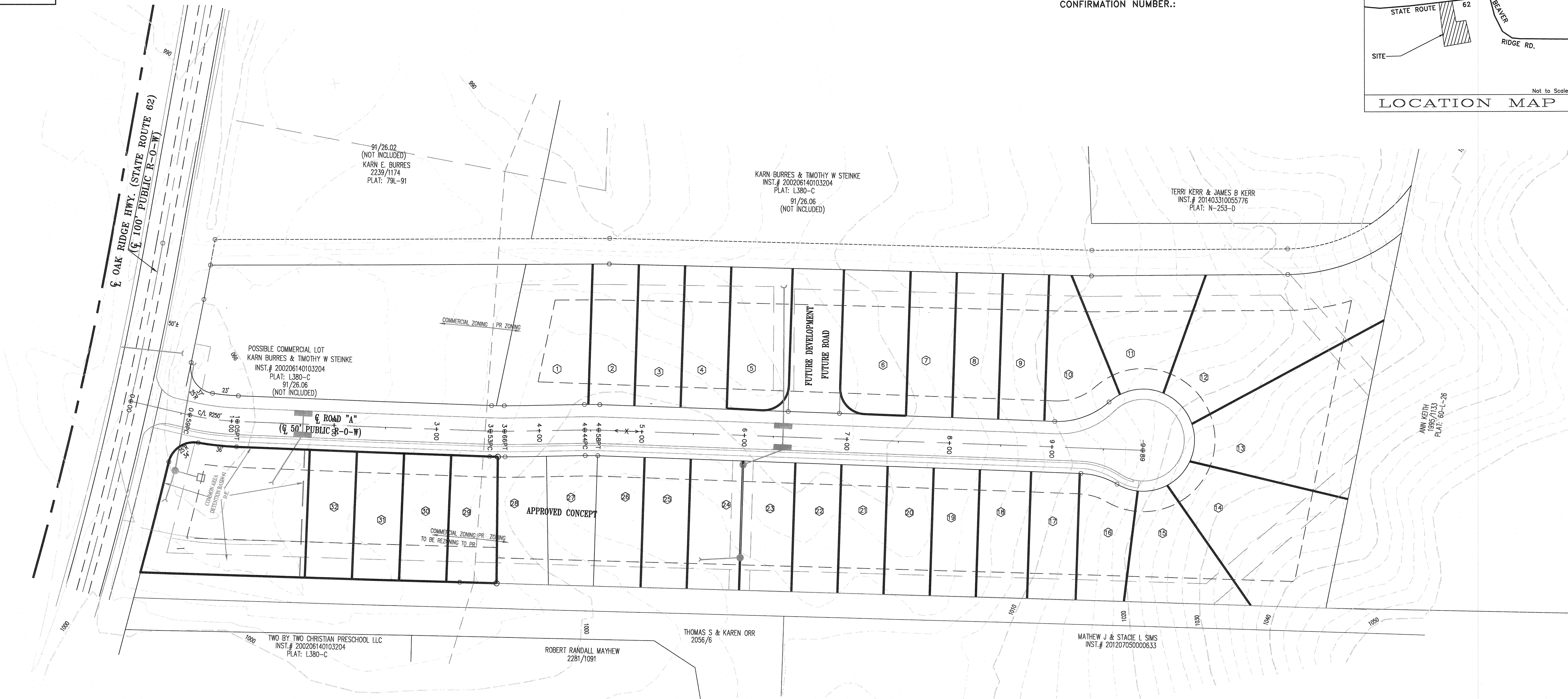
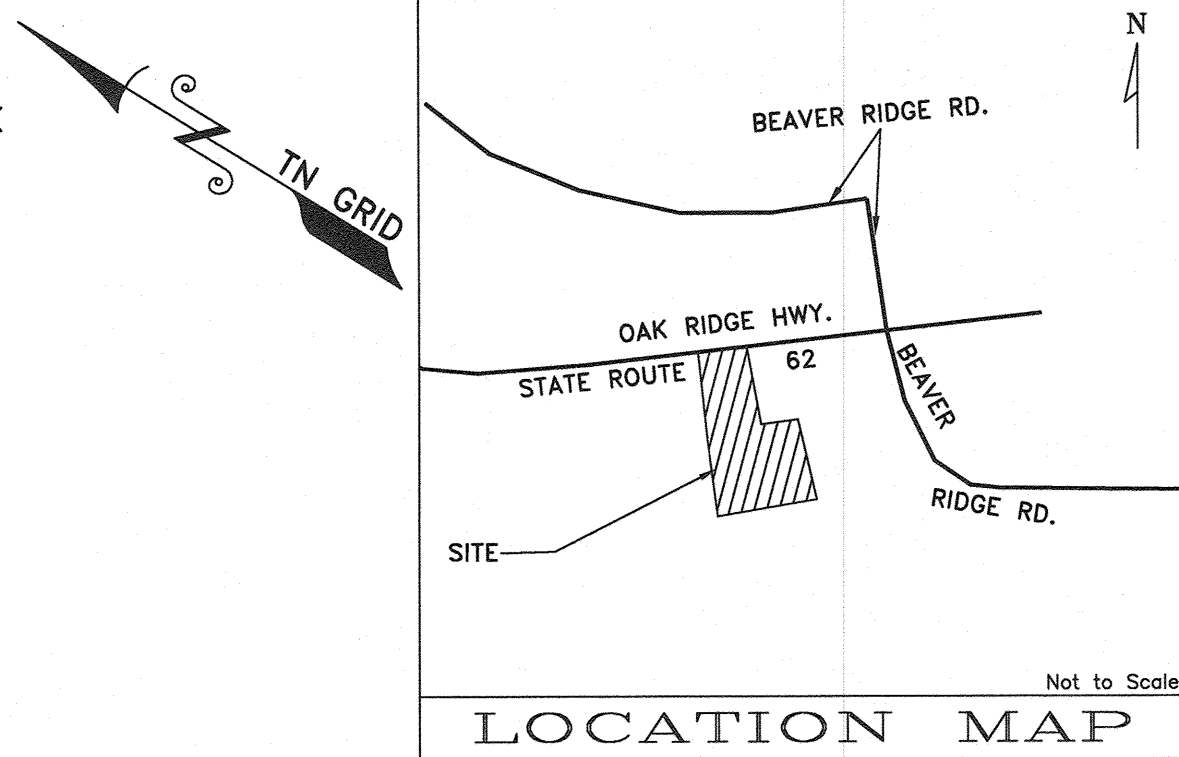
PRIMOS LAND COMPANY, LLC
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699

[illegible]

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.

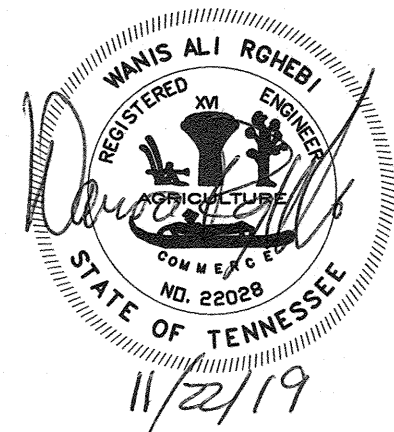
NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

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. ROAD "A" 50' R-O-W WITH 24' WIDE PAVEMENT
2. ROAD "B" 50' R-O-W WITH 24' WIDE PAVEMENT

LOT SUMMARY:
TOTAL ACREAGE = 7.43 ACRES
MAX. ALLOWABLE LOTS = 7.43X5= 37 LOTS
TOTAL NO. OF LOTS UNIT-1= 28 LOTS
TOTAL NO. OF LOTS UNIT-2= 4 LOTS
TOTAL NO. OF LOTS UNIT1&2= 32 LOTS<37 O.K.



SITE ADDRESS:
7521 OAK RIDGE HWY.
KNOXVILLE, TENNESSEE 37931
OWNER/DEVELOPER:
PRIMOS LAND COMPANY, LLC
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KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699

Revised: 11/22/2019
12-C-19-UR
12-SB-19-C

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

DESIGNED	WAR	APPROVED
		ENGINEER
DRAWN	WAR	
CHECKED	WAR	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"= 50'
CONTOUR INTERVAL: 2'
DATE
10-24-2019

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

OVERALL PLAN FOR UNITS 1 & 2
FOR KARNS/OAK RIDGE HIGHWAY
ON OAK RIDGE HIGHWAY
CLT MAP 091, PART OF PARCEL 26.08
DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-05-10-18-CP
SHEET 2 OF 2 SHEETS



DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☒ Use on Review / Special Use

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☒ Rezoning

RECEIVED

OCT 25 2019

Knoxville-Knox County

Primos Land Company, LLC

Applicant

10-24-19

Date Filed

12-12-19

Meeting Date (if applicable)

File Number(s)

12-C-19-OR
12-SB-19-C

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, Knoxville, TN 37931

865-694-7756

Owner Name (if different)

Owner Address

Owner Phone

South side of Oak Ridge Hwy, West of Beaver Ridge Rd. Tax Map 091, part of parcel 26.06

Property Address

Parcel ID

7521 Oak Ridge Highway, Knoxville, TN 37931

0.98 acres

General Location

Tract Size

Commission District 6
on Oak Ridge Highway north of 320 to Beaver Ridge Rd.

Jurisdiction (specify district above)

☐ City ☒ County

Zoning District

Northeast Co.

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant land

N

WKUD

WKUD

Existing Land Use

Septic (Y/N)

Sewer Provider



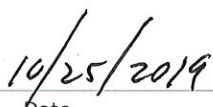



Water Provider

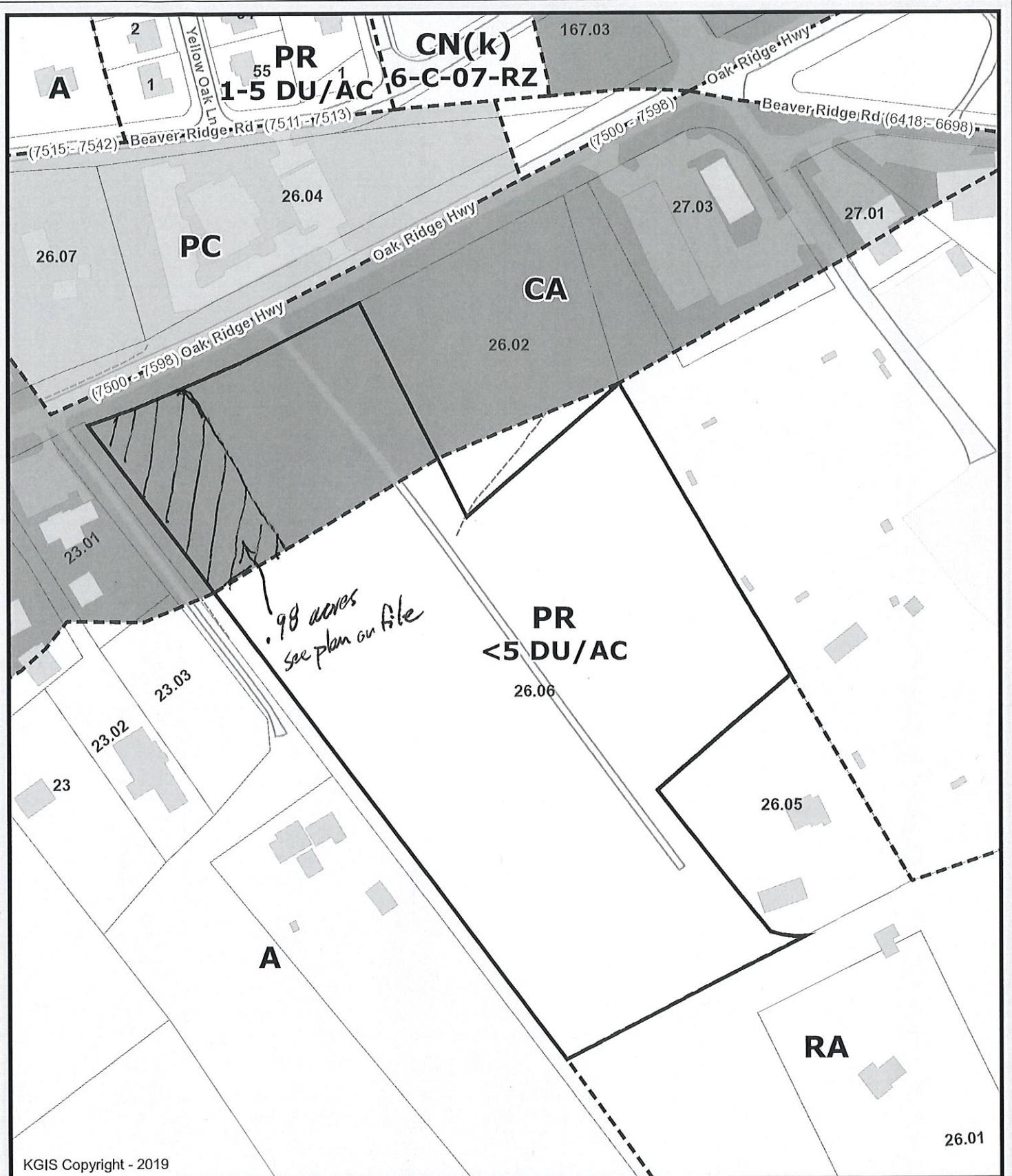
REQUEST

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	Karns/Oak Ridge Highway Development		
	<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: <u>4</u>	
	<input type="checkbox"/> Other (specify): _____		
ZONING	<input checked="" type="checkbox"/> Zoning Change: from GA to PR (5U/A) Proposed Zoning _____		
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____		
	Single Family Residential 5 U/A		
	<input checked="" 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: <div style="font-size: 2em; font-family: cursive;">500.00</div>
	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	 Date
 Applicant Signature	 Please Print	 Date



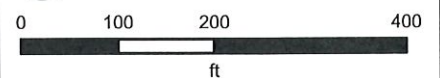
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/25/2019 at 2:58:45 PM



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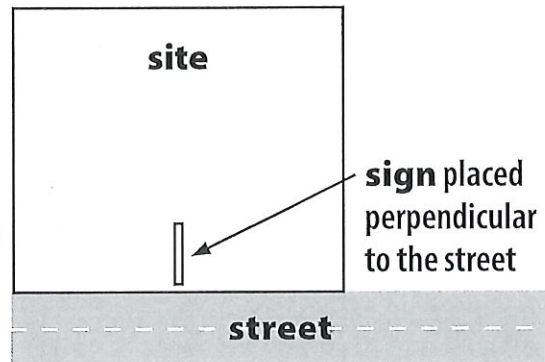
REQUIRED SIGN POSTING AGREEMENT

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:

Nov. 27, 2019 and Dec. 13, 2019
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: DAVIS A. Rghebi

Phone: 865-694-7756 Email: Wrghebi@sengconsultants.com

Date: 10-25-19

File Number: 12-SB-19-C 12-C-19-UR