



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► FILE #:	7-SA-18-C	AGENDA ITEM #:	9
	7-C-18-UR	AGENDA DATE:	9/12/2019
POSTPONEMENT(S):	7/12/2018 - 8/8/2019		
► SUBDIVISION:	KARNS/OAK RIDGE HIGHWAY DEVELOPMENT		
► APPLICANT/DEVELOPER:	SMITHBILT LLC		
OWNER(S):	Primos Land Company, LLC		
<hr/>			
TAX IDENTIFICATION:	91 02606	<a href="#">View map on KGIS</a>	
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:	6.45 acres		
<hr/>			
► 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) & RA (Low Density Residential) West: Residences - CA (General Business), A (Agricultural)		
<hr/>			
► NUMBER OF LOTS:	28		
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:	<b>VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:</b> 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.  <b>APPROVED WAIVERS BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS:</b> 1. Intersection grade waiver for Roads A, from 1% to up to 2%.		

## 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 9 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. 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.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Placing a notation on the final plat that all lots shall have access only to the interior street.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of any common area and drainage system.
9. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

- **APPROVE the development plan for up to 28 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 6.45 acre tract with 28 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 still allows for a street connection to the PR property in order to allow alternative access and eliminate another street connection onto Oak Ridge Hwy.

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 4.34 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 4.34 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: 322 (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.

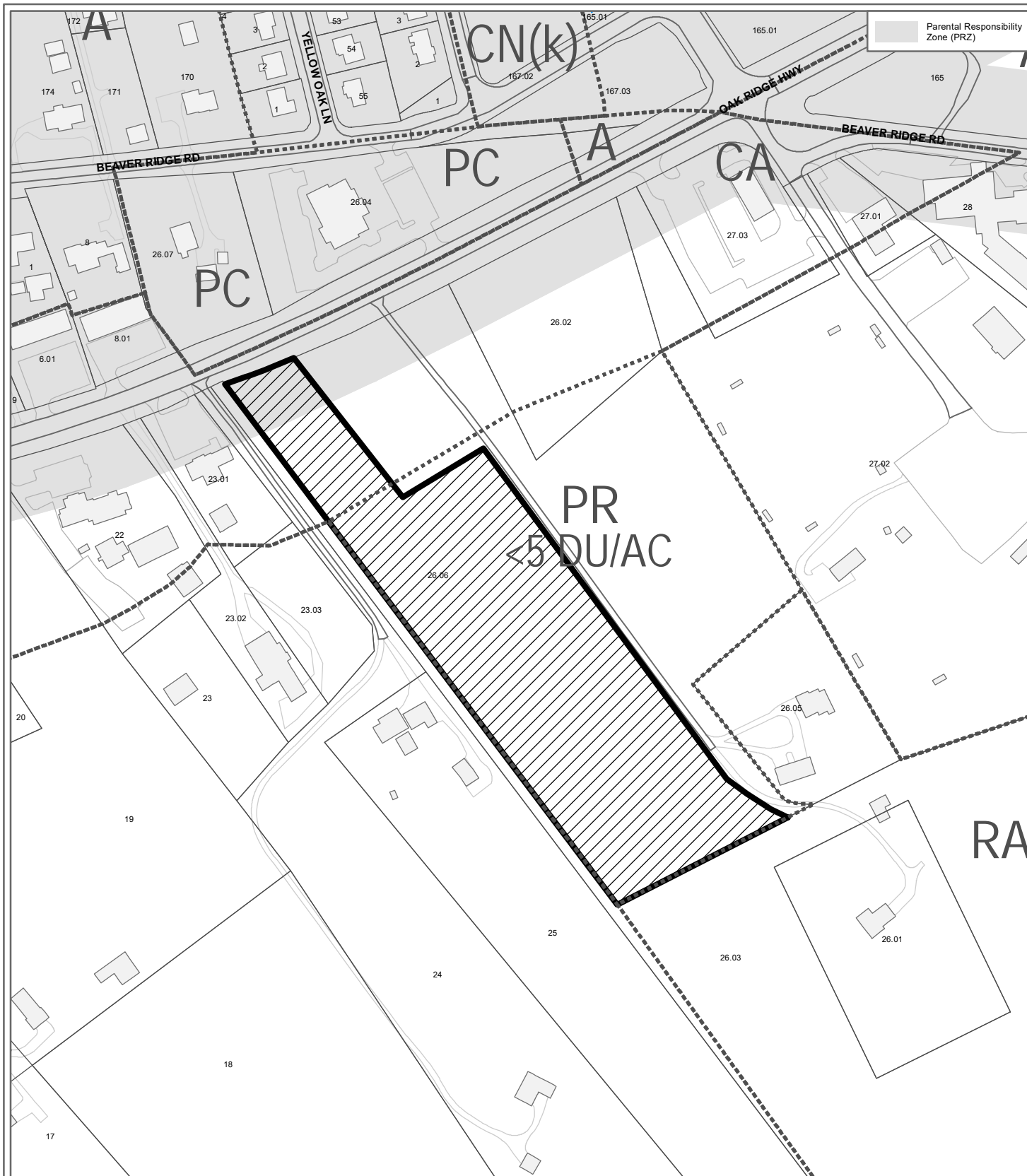
ESTIMATED STUDENT YIELD: 11 (public school children, grades K-12)

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

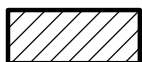
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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



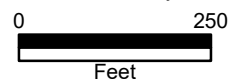
Detached Residential Subdivision in PR (Planned Residential)

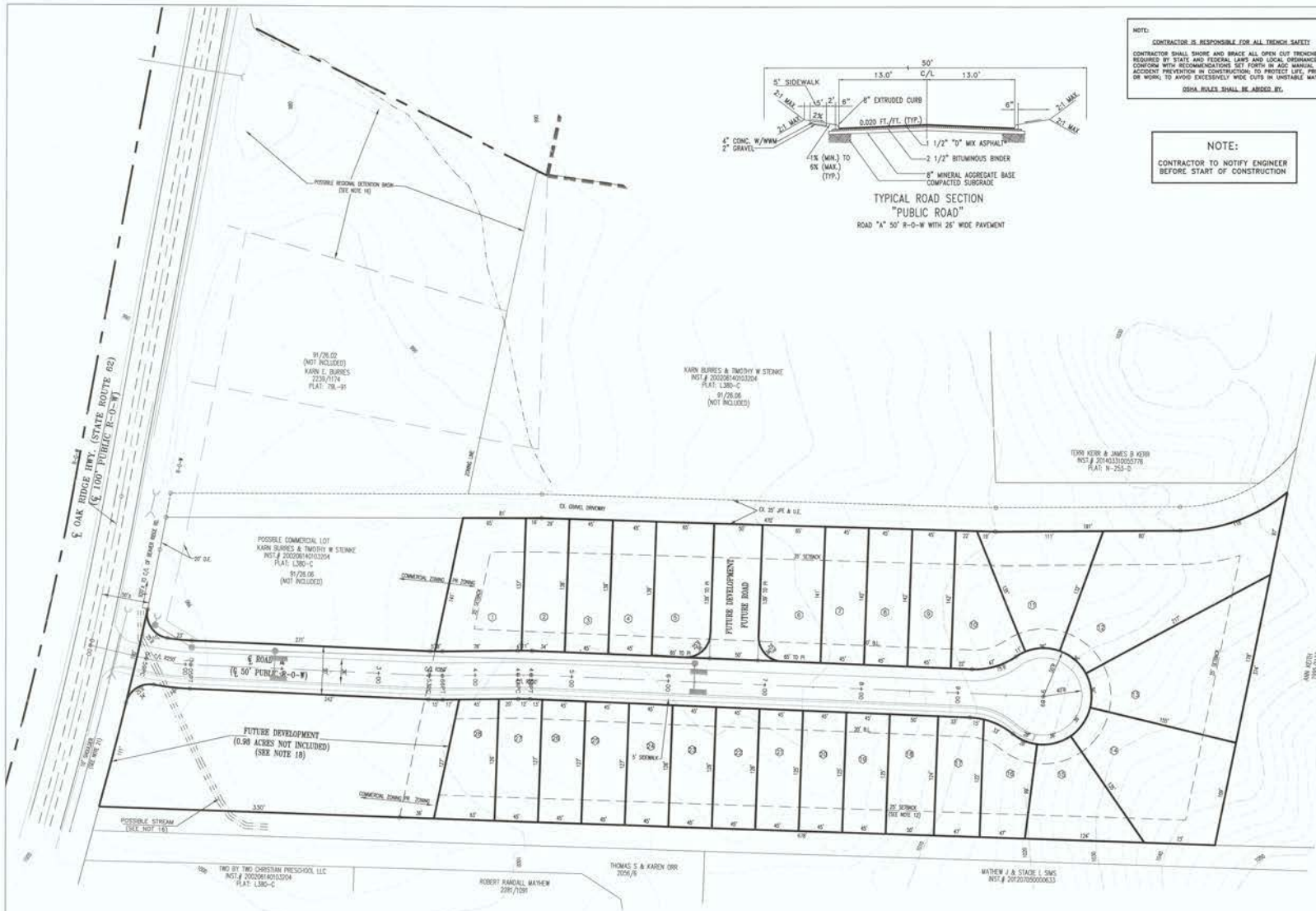
Original Print Date: 6/20/2018  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised: 7/17/19

Petitioner: Smithbilt LLC  
Karns/Oak Ridge Highway  
Development

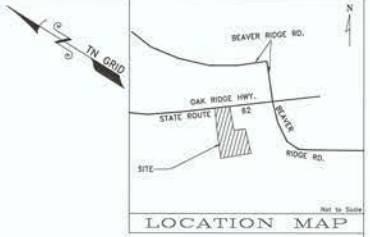
Map No: 91  
Jurisdiction: County



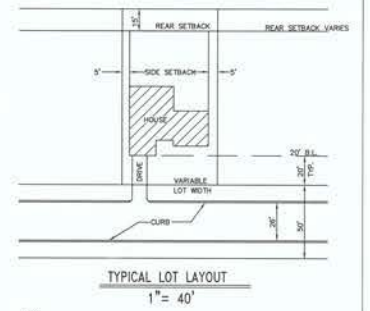


NOTE:  
CONTRACTOR IS RESPONSIBLE FOR ALL TRUCK SAFETY.  
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ACC. MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION TO PROTECT LIFE, PROPERTY, OR WORK TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL. (SEE RULES SHALL BE ADDED 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
- ALL DIMENSIONS AND AREAS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  - IF UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS CROSS ALL EXISTING LOT LINES ALONG ALL ROADS.
  - IF UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS CROSS WITHIN OF ALL EXISTING LOT LINES, PLUS OTHER EASEMENTS SHOWING UTILITY AND DRAINAGE EASEMENTS TO BE CONSIDERED ABOUT DRAINAGE STRUCTURE AND METEOR.
  - A 10' UTILITY EASEMENT CROSSING 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS METEOR.
  - THE PROPERTY CORNER APPROXIMATELY 4.68 ACRES AND IS SUBDIVIDED INTO 28 SINGLE FAMILY LOTS.
  - PER ZONING (R-1) RULES.
  - CONCRETE FINISHED BY SIDEWALK, WALKWAY, DRIVE AND ROAD PROFILES ARE BASED ON FIELD SURVEY.
  - WITHIN WALKWAY UTILITY DISTRICT: ELECTRIC, GAS, CABLE, TELEPHONE, WATER, SEWER, AND ROAD PROFILES ARE BASED ON FIELD SURVEY.
  - THE SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
  - EXISTING SETBACK LINES WILL BE AS FOLLOWS:  
FRONT - 30'  
SIDE - 10'  
REAR - 10'
  - CONCRETE TO BE DONE ON THE WAY.
  - ALL ROADS ARE PUBLIC ROADS WITH ROAD 10' RIGHT-OF-WAY AND 20' SIDE PAVEMENT.
  - SHOWN: RECALCULATED  
- (A) RECALCULATED IN A VALUE FROM 25.0 TO 23.00 FROM STA. 3+40 TO 5+70 ROAD "Y" INSTEAD OF 25.000000 AND SIDE OF THE TRACT.  
- (B) RECALCULATED IN A VALUE FROM 25.0 TO 23.00 FROM STA. 5+70 TO 7+00 ROAD "Y" INSTEAD OF 25.000000 AND SIDE OF THE TRACT.
  - ADJUSTED FROM ROAD COUNTY PLANNING REDUCTION IN PERMANENT SETBACK FROM 30' TO 20' ALONG LOTS 1-10 AND LOT 37.
  - ALL VEHICLES ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
  - THE EXISTING A 20' SIDE WALKWAY EASEMENT IS NOT INCLUDED IN THIS TRACT, THE SLAVE EASEMENT THE SHOWN PROPERTY OWNERS AS SHOWN.
  - PROPOSED REAR DETENTION BASIN WILL BE REQUIRED FOR THE WHOLE DEVELOPMENT PROPOSED AND THE FUTURE.
  - STORM DETENTION BASIN WILL BE PERFORMED BY SECTORS.
  - THE FUTURE DEVELOPMENT (0.98 ACRES) WILL BE RECALCULATED FROM 0.98 ACRES TO 0.98 ACRES.
  - ACCESS TO POSSIBLE COMMERCIAL LOT SHALL BE THROUGH ROAD "Y" ONLY.
  - ALL RECALCULATED ALONG ONE ROAD SYSTEM SHALL BE ADJUSTED TO INCREASE THE ROAD DISTANCE.
  - 10' SIDE SHOULDER WITH 8:1 SIDE SLOPE SHALL BE SHOWN ALONG ONE ROAD FOR POSSIBLE FUTURE DETENTION.
  - EXISTING STAKE MARKERS SHALL BE INSTALLED INSIDE THE SUBDIVISION.
  - ALL LOTS 30-38 WILL BE PART OF THE FUTURE DEVELOPMENT.

Revised: 8/30/2019  
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.

Matthew J. Stagle  
ENGINEER  
TENNESSEE CERTIFICATE NO. 22028



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

OWNER/DEVELOPER:  
PRIMOS LAND COMPANY, LLC  
4909 BALL RD.  
KNOXVILLE, TN 37931  
PHONE: (865) 684-7756  
FAX: (865) 683-5699

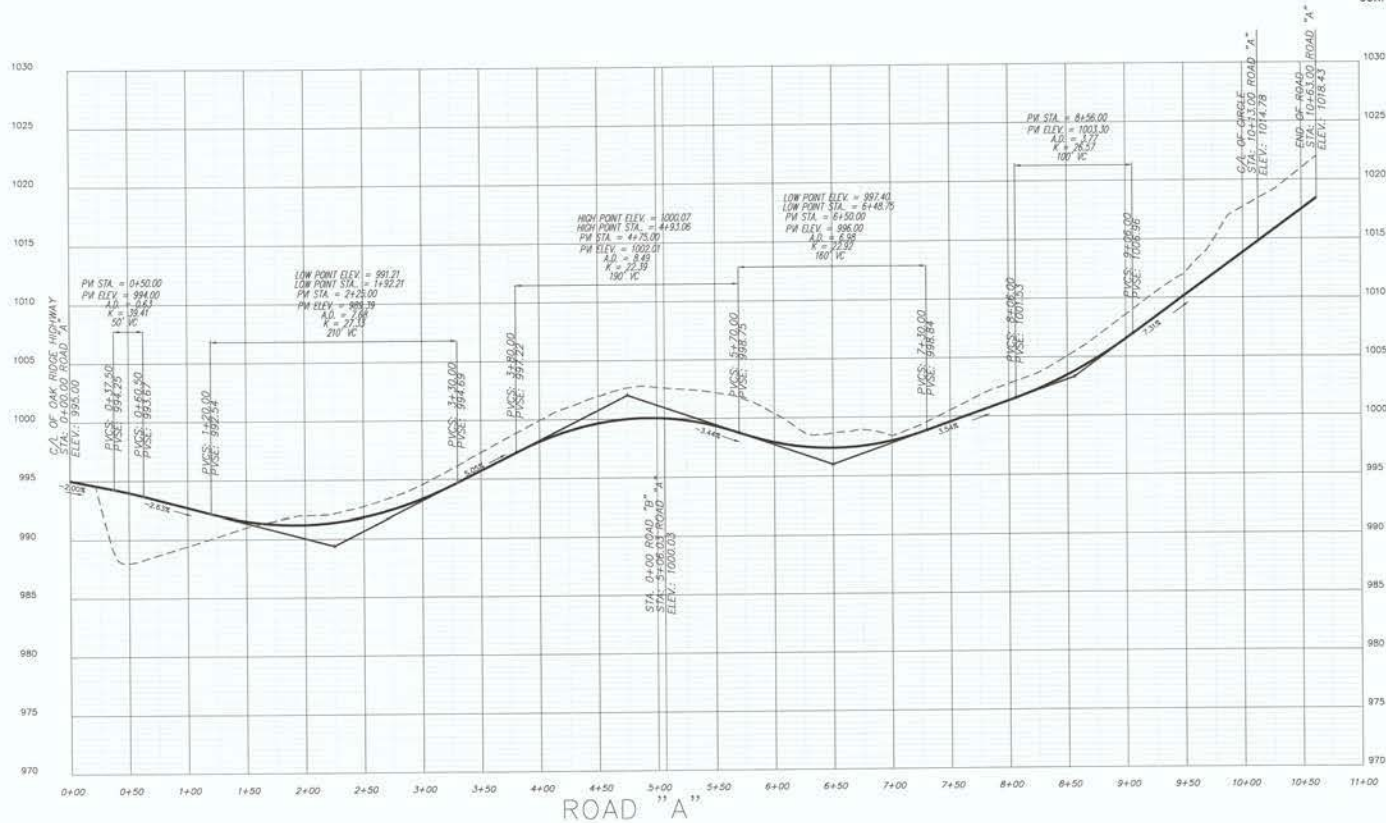
SOUTHLAND ENGINEERING CONSULTANTS, LLC GENERAL CIVIL & LAND SURVEYORS 4909 BALL ROAD KNOXVILLE, TENNESSEE 37931 PHONE: (865) 684-7756 FAX: (865) 683-5699 E-MAIL: wjstagle@southlandengineers.com www.southlandengineering.com	DESIGNED: WAR DRAWN: WAR CHECKED: WAR	APPROVED: ENGINEER REVISIONS: 1. 8-21-19 REVISED PER KNOX COUNTY PLANNING 2. 8-21-19 REVISED LOTS 3. 8-21-19 REVISED LOTS	SCALE HORIZONTAL: 1" = 50' VERTICAL: 1" = 20' DATE 05-10-2018	DEED REFERENCES: W.B. 2239, PAGE 1174 PLAT: 79L-91 SCALE IN FEET	CONCEPT PLAN FOR UNIT-1 FOR KARNS/OAK RIDGE HIGHWAY ON OAK RIDGE HWY. 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 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 ACD MANUAL OF  
ACCIDENT PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY,  
OR WORK, TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.  
SLOPE RAKES SHALL BE ADDED BY:

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.:



Revised: 8/30/2019  
7-SA-18-C  
7-C-18-UR



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

OWNER/DEVELOPER:  
PRINCE LAND COMPANY, LLC  
4909 BALL RD.  
KNOXVILLE, TN 37931  
PHONE: (865) 684-7756  
FAX: (865) 693-9699

SOUTHLAND ENGINEERING CONSULTANTS, LLC  
GENERAL CIVIL & LAND SURVEYORS  
4909 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 684-7756  
FAX: (865) 693-9699  
E-MAIL: wright@seconline.com  
www.seconline.com

DESIGNED  
DRAWN  
CHECKED

WAR  
WAR  
WAR

APPROVED  
ENGINEER

SCALE  
HORIZONTAL: 1"=50'  
VERTICAL: 1"=5'

DATE  
05-10-2018

NO. DATE REVISION APPR.

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

SCALE IN FEET

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

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

6/21/2019

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

Cc: [mike.reynolds@knoxmpc.org](mailto:mike.reynolds@knoxmpc.org) <mike.reynolds@knoxmpc.org>, [emily.dills@knoxplanning.org](mailto: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](http://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](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

[Quoted text hidden]



Sherry Michienzi &lt;sherry.michienzi@knoxplanning.org&gt;

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

2 messages

Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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](mailto:dori.caron@knoxplanning.org)



Knoxville-Knox County Planning | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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

From: **Emily Dills** <[emily.dills@knoxplanning.org](mailto:emily.dills@knoxplanning.org)>

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

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

To: Dori Caron <[dori.caron@knoxmpc.org](mailto:dori.caron@knoxmpc.org)>, Wanis <[wrghebi@gmail.com](mailto: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](mailto:wrghebi@sengconsultants.com)>

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

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

To: [tom.brechko@knoxplanning.org](mailto:tom.brechko@knoxplanning.org) <[tom.brechko@knoxplanning.org](mailto:tom.brechko@knoxplanning.org)>



7-SA-18-C-7-C-18-UR-PP-7-12-18

**KNOXVILLE-KNOX COUNTY**  
**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

# 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 Brubaker

## 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 Erickson

Address: 4909 Ball 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  
TENNESSEESuite 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 LLCDate Filed: 5/18/18Meeting Date: 7/12/18Application Accepted by: James ReadFee Amount: \$1220File Number: Subdivision - Concept 7-SA-18-CFee Amount: \_\_\_\_\_ Related File Number: Development Plan 7-C-18-UR**PROPERTY INFORMATION**Subdivision Name: Kerns/Oak RidgeHighway DevelopmentUnit/Phase Number: 1General Location: 7521 Oak Ridge HwyKnoxville, TN 37931Tract Size: 6.44± No. of Lots: 24Zoning District: PR

Existing Land Use: \_\_\_\_\_

Planning Sector: Northwest CountyGrowth Policy Plan Designation: Planned GrowthCensus Tract: 60.01Traffic Zone: 213Parcel ID Number(s): 091 026.06Jurisdiction: ☐ City Council \_\_\_\_\_ District☒ County Commission 6 District**AVAILABILITY OF UTILITIES**

List utility districts proposed to serve this subdivision:

Sewer WKUDWater WKUDElectricity KUBGas KUBTelephone AT&T**TRAFFIC IMPACT STUDY REQUIRED**☒ No ☐ Yes**USE ON REVIEW** ☒ No ☐ Yes

Approval Requested:

☐ Development Plans in Planned District or Zone☐ Other (be specific): \_\_\_\_\_**VARIANCE(S) REQUESTED**☐ No ☐ Yes (If Yes, see reverse side of this form)**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: Josh SandersonCompany: Primas Land Co. LLCAddress: 4909 Ball RdCity: Knoxville State: TN Zip: 37931Telephone: 865-694-7756Fax: 865-693-9699E-mail: josh@vhsc.com**PROJECT SURVEYOR/ENGINEER**

PLEASE PRINT

Name: Wahis A. RaghbiCompany: SEC, LLCAddress: 4909 Ball RdCity: Knoxville State: TN Zip: 37931Telephone: 865-694-7756Fax: 865-693-9699E-mail: wraghbi@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+70)

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.

Signature: Wanda A. Ryhebi

Date: 5/18/18

PLEASE PRINT

Name: Wanda A. Ryhebi

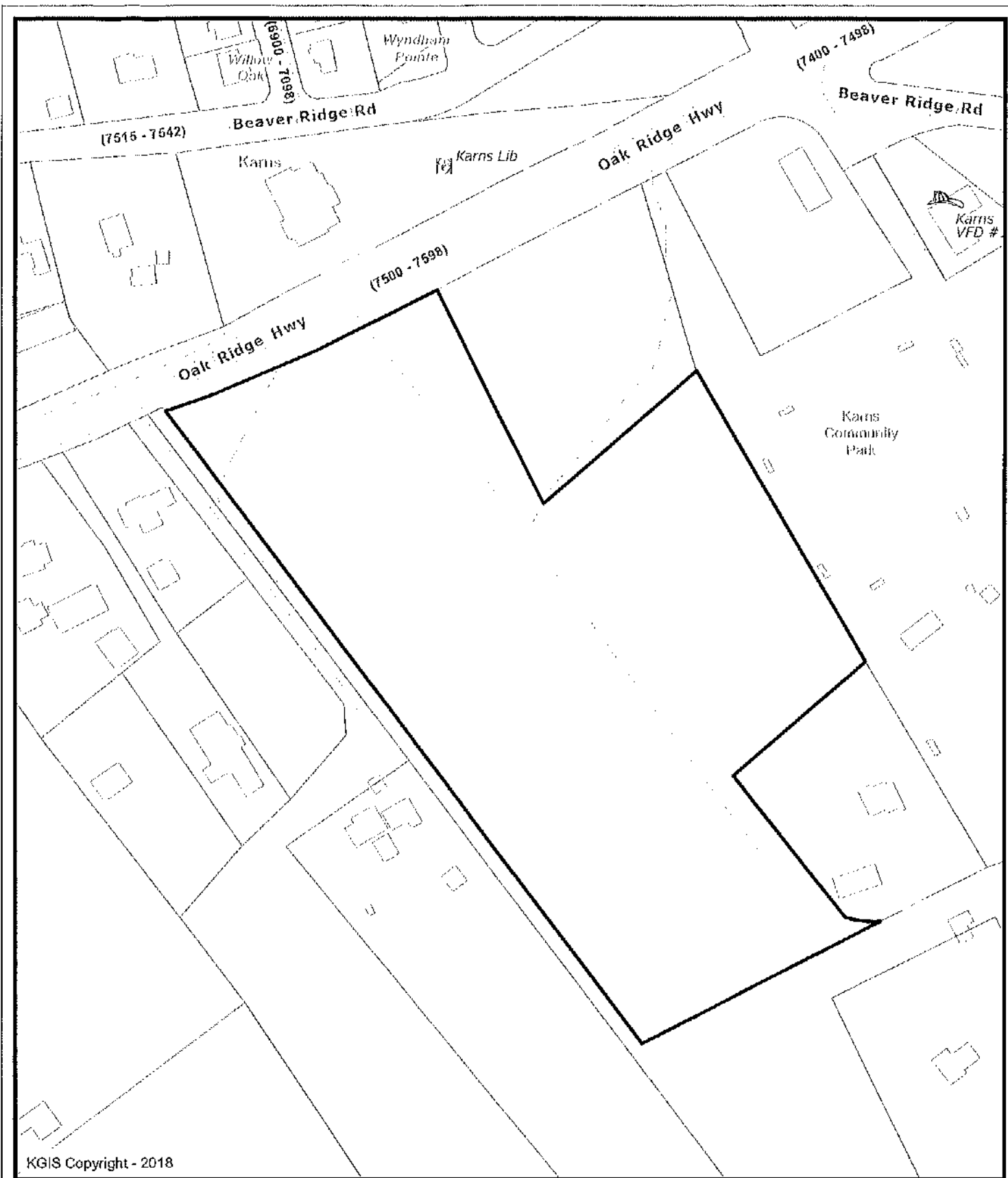
Address: 4909 Ball Rd

City: Knoxville State: TN Zip: 37931

Telephone: 865-694-7756

Fax: 865-693-9699

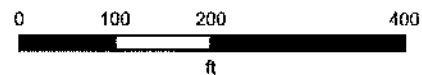
E-mail: Wryhebi@sengconsultants.com



Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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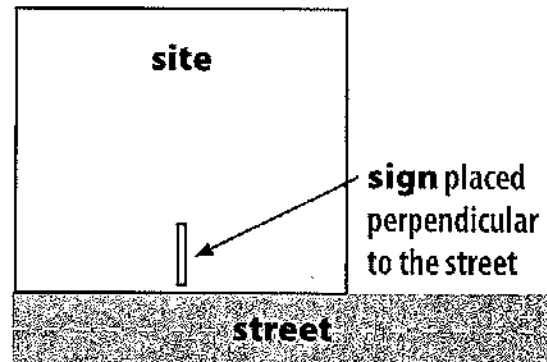


## REQUIRED SIGN POSTING AGREEMENT FORM

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. Rghelvi*

Printed Name: \_\_\_\_\_

WAVIS A. Rghelvi

Date: \_\_\_\_\_

5/18/18

MPC or BZA File Number: \_\_\_\_\_

7-SC-18-C