



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 8-SB-23-C

AGENDA ITEM #: 31

AGENDA DATE: 8/10/2023

▶ **SUBDIVISION:** WOODCREEK RESERVE

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

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

TAX IDENTIFICATION: 148 107.06 148CH018

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 PEAR WOOD DR

▶ **LOCATION:** East end of Pear Wood Dr, east of Poplar Wood Trl

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Stock Creek

▶ **APPROXIMATE ACREAGE:** 11.69 acres

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This is phase 2 of the Woodcreek Reserve subdivision, located off of Tipton Station Road in south Knox County. The subdivision is approximately 0.25 miles west of South-Doyle High School and approximately 0.5 miles east of Bonny Kate Elementary School.

▶ **NUMBER OF LOTS:** 33

SURVEYOR/ENGINEER: Wanis A. Rghebi, PE Southland Engineering Consultants, LLC

ACCESSIBILITY: Access is via Pear Wood Drive and Poplar Wood Trail, local streets with 26 ft of pavement width within a 50-ft right-of-way; and Tipton Station Road, a major collect street with 20 ft of pavement width within a 68-ft right-of-way.

▶ **SUBDIVISION VARIANCES**

REQUIRED:

- VARIANCES**
1. Reduce the minimum vertical curve on Pear Wood Dr from K=25 to K=17.54 at PVI STA 2+79.14 (see Concept Plan condition #5)
 2. Reduce the minimum vertical curve on Pear Wood Dr from K=25 to K=20.11 at PVI STA 6+63.76
 3. Reduce the minimum vertical curve on Road A from K=25 to K=23.38 at PVI STA 3+74.99
 4. Reduce the minimum vertical curve on Road A from K=25 to K=20.53 at PVI STA 5+75.00

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius on Road A from 100 ft to 75 ft at STA 5+26

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY
ENGINEERING AND PUBLIC WORKS APPROVAL**

**** See attached variance and alternative design request form**

STAFF RECOMMENDATION:

- **Approve the requested variances, except as noted in Concept Plan condition #5, and alternative design standard based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.**

Approve the Concept Plan subject to 8 conditions.

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled.
- 4) Provide a sidewalk on the south side of Pear Wood Drive, from the intersection of Poplar Wood Trail to the transitional radius of the cul-de-sac (approximately the eastern boundary of lot 30).
- 5) Provide a minimum vertical curve on Pear Wood Drive of K=20 at PVI STA 2+79.14 (see variance #1)
- 6) Provide a 200 ft sight distance easement inside the Road A horizontal curve with a 75 ft radius.
- 7) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 8) Meeting all applicable requirements of the Knox County Zoning Ordinance.

COMMENTS:

This proposal is Phase 2 of the Woodcreek Reserve Subdivision, originally approved in 2006 for 201 lots (4-SF-06-C / 4-I-06-UR). This request reduces the overall lot count by approximately 13. Access is provided via the eastern terminus of Pear Wood Drive. A sidewalk has been installed on one side of most streets. Staff is recommending a condition that a sidewalk be installed on the south side of Pear Wood Drive (condition #4).

VARIANCES AND ALTERNATIVES DESIGN STANDARDS

The applicant requests a reduction of the minimum vertical curve on Pear Wood Drive from K=25 to K=17.54. This is a crest vertical curve just east of the Poplar Wood Trail intersection. At a 25 mph design speed, which is the default for residential subdivisions, a minimum K=20 is required to maintain sight distance over the crest in the road. Staff is recommending approval of the K=20, but not the requested K=17.54. The other three vertical curve reductions are recommended for approval because they are over K=20.

The horizontal curve reduction on Road A from a radius of 100 ft to 75 ft is recommended for approval because it is near the end of the road where travel speeds will naturally be decreasing, and a sight distance easement is being provided through the inside of the curve.

ESTIMATED TRAFFIC IMPACT: 364 (average daily vehicle trips)

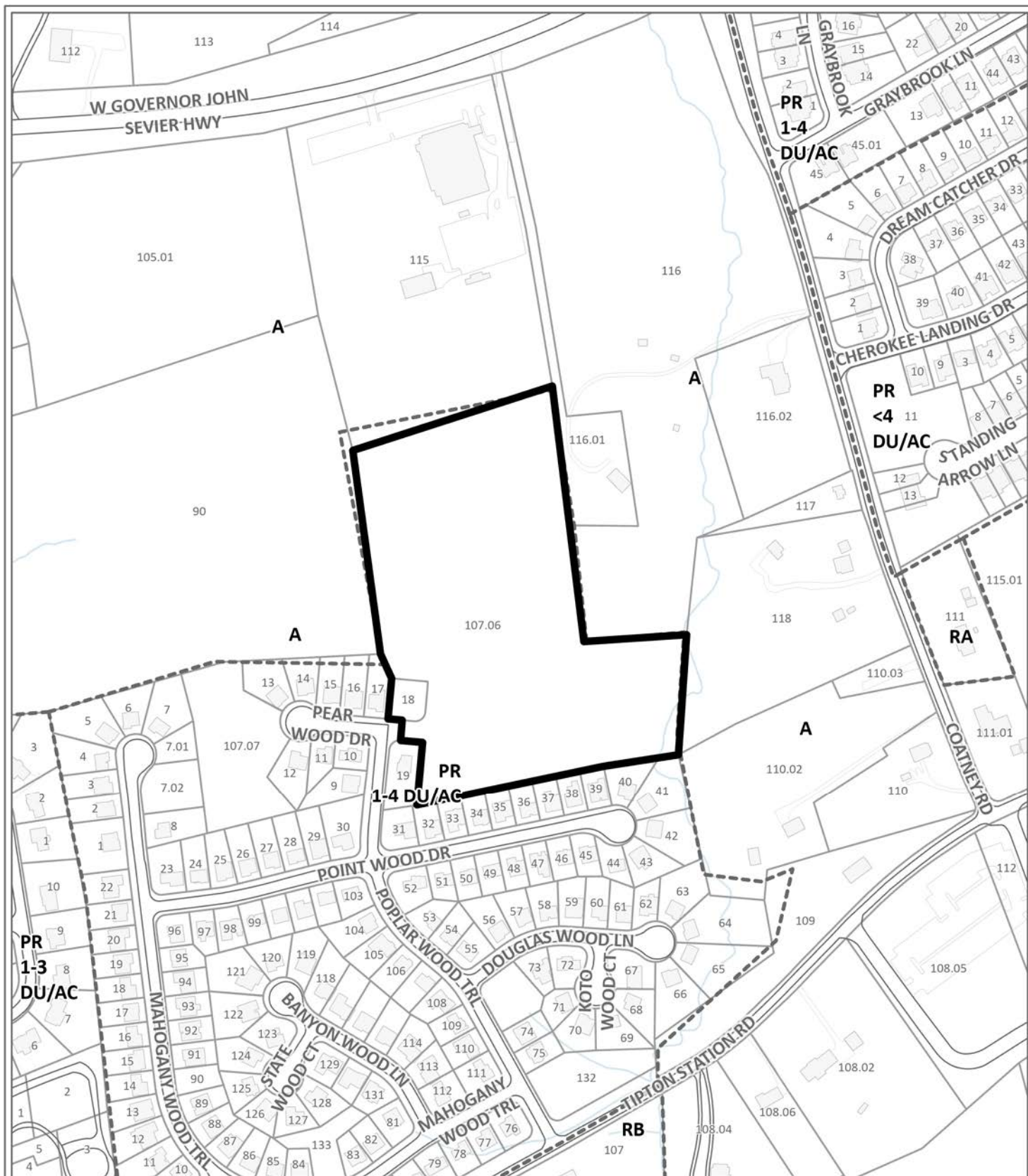
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 7 (public school children, grades K-12)

Schools affected by this proposal: Bonny Kate Elementary, South Doyle Middle, and South Doyle 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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



CONCEPT PLAN

8-SB-23-C

Petitioner: Primos Land Company LLC



in PR (Planned Residential)

Original Print Date: 7/18/2023

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 148
Jurisdiction: County



Requested Variances & Alternative Design Standards

8-SB-23-C – WOODCREEK RESERVE, PHASE II

VARIANCES

1. Reduce the minimum vertical curve on Pear Wood Dr from K=25 to K=17.54 at PVI STA 2+79.14
2. Reduce the minimum vertical curve on Pear Wood Dr from K=25 to K=20.11 at PVI STA 6+63.76
3. Reduce the minimum vertical curve on Road A from K=25 to K=23.38 at PVI STA 3+74.99
4. Reduce the minimum vertical curve on Road A from K=25 to K=20.53 at PVI STA 5+75.00

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius on Road A from 100 ft to 75 ft at STA 5+26 if a sight distance easement is provided on Lot 17.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1 to 3 percent on Road at the Pear Wood Dr intersection

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Deny variance request number 1. Knox Engineering would not accept a K value less than 20 in this location.

Approve all other requests since no unsafe conditions are created.

Steve Elliott 8/3/2023

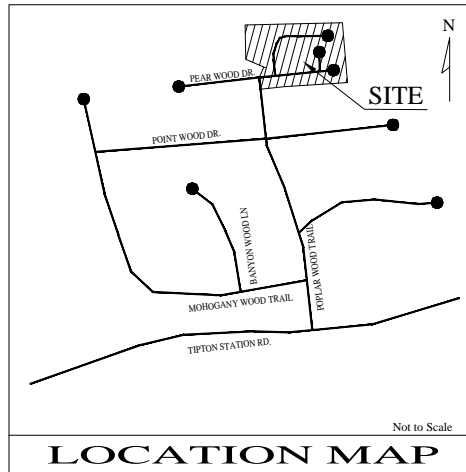
CONCEPT & DESIGN PLAN
FOR

WOODCREEK RESERVE, PHASE II
ON PEAR WOOD DRIVE

CLT MAP 148, PARCEL 107.06
CLT MAP 148CH, PARCEL 18
DISTRICT-9, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPT PLAN
3	ROAD PROFILE PLAN-1
4	ROAD PROFILE PLAN-2



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



SITE ADDRESS:
0 PEAR WOOD DRIVE
KNOXVILLE, TENNESSEE 37920

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

8-SB-23-C
Revised: 7/21/2023

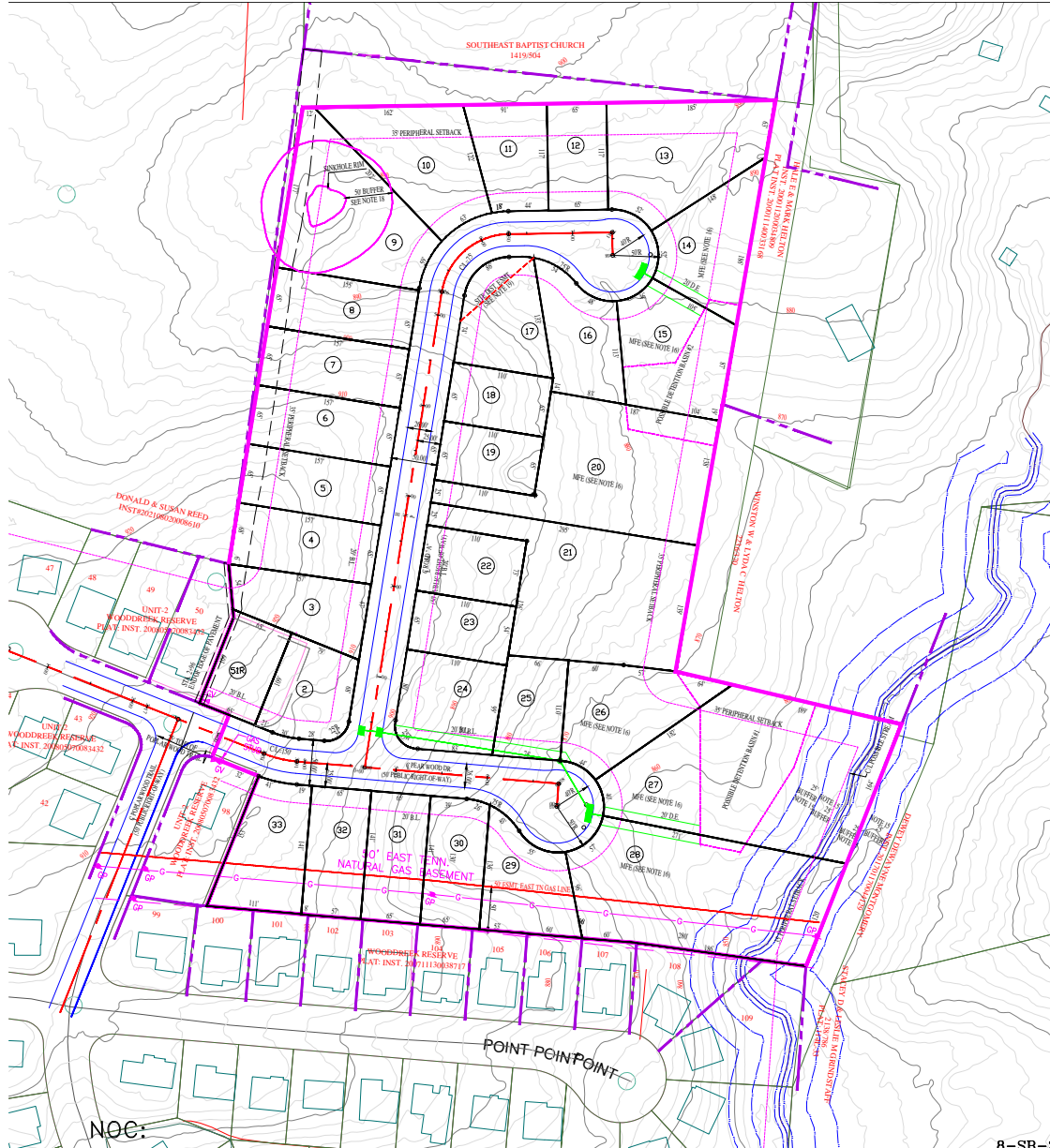
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www.southlandengineering.com

DEED REF. INST. #201608190011783
PLAT REF. INST. #200805070083432

JUNE 8, 2023

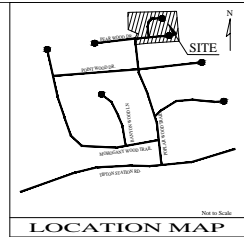
SHEET 1 OF 4 SHEETS

PLC-06-08-23-TS

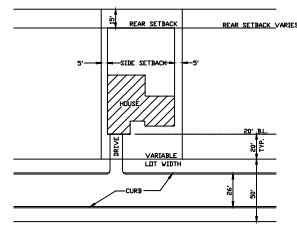


NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION TO PROTECT LIFE, PROPERTY, OR WORK TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE ADHERED BY.

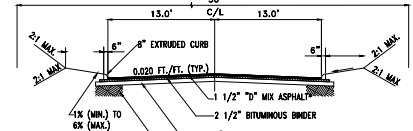
NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



NOTE CONF. #
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.



TYPICAL LOT LAYOUT
1" = 40'



TYPICAL ROAD SECTION THRU 50' ROAD "PUBLIC ROAD"

NOTE: NO BREAK IN GRADE FOR DRIVEWAYS SHALL EXCEED 4% FOR A MINIMUM 10 FEET BEHIND THE DRIVEWAY.

- NOTES:
1. ALL DIMENSIONS AND AREAS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. THERE SHALL BE 20' (10' FEET IN FRONT, 10' FEET IN REAR) AND 10' (5' FEET IN FRONT, 5' FEET IN REAR) SETBACKS FROM ALL EXTERIOR LOT LINES ADJOINING STREET AND 10' (5' FEET IN FRONT, 5' FEET IN REAR) SETBACKS FROM ALL EXTERIOR LOT LINES ADJOINING DRIVEWAYS.
 3. THE CENTER OF GRADE SHALL BE INSTALLED AS SHOWN.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 11 ACRES AND IS SUBDIVIDED INTO SINGLE FAMILY LOTS, PUBLIC PLAC AND COMMON AREAS.
 5. PROVISIONS OF LOCAL ORDINANCES SHALL BE ADHERED TO.
 6. CONVEYANCE OF KNOWLEDGE, KNOX COUNTY GIS AND ROAD PROFILES ARE BASED ON GIS.
 7. UTILITIES: KNOX CHAMP UTILITY DISTRICT; KNOX CHAMP UTILITY DISTRICT; ELECTRIC; KNOXVILLE UTILITY BOARD; GAS; KNOXVILLE UTILITY BOARD; TELEPHONE; U.S.A.T.
 8. THIS SUBDIVISION WILL HAVE A HOMEOWNERS ASSOCIATION.
 9. SETBACK SETBACKS SHALL BE AS FOLLOWS:
FRONT: 5'
REAR: 5'
SIDE: 5'
IF UNLESS CONTROLLED BY PERIPHERAL SETBACK.
 10. VARIANCE REQUESTED:
a. PEAK WOODS: REQUEST REDUCTION OF VERTICAL CURVE IN STATION 1+41 TO 1+41.1 FROM K.C. 25+00 TO K.C. 25+00 BECAUSE OF THE TOPOGRAPHY, SURVEY OF THE ROAD AND CENTERLINE OF THE ROAD.
b. PEAK WOODS: REQUEST REDUCTION OF VERTICAL CURVE IN STATION 4+12 TO 4+12.1 FROM K.C. 25+00 TO K.C. 25+00 BECAUSE OF THE TOPOGRAPHY, SURVEY OF THE ROAD AND CENTERLINE OF THE ROAD.
c. ROAD "A": REQUEST REDUCTION OF VERTICAL CURVE IN STATION 3+24 TO 3+24.1 FROM K.C. 25+00 TO K.C. 25+00 BECAUSE OF TOPOGRAPHY AND SURVEY OF THE ROAD.
d. ROAD "B": REQUEST REDUCTION OF VERTICAL CURVE IN STATION 4+00 TO 4+00.1 FROM K.C. 25+00 TO K.C. 25+00 BECAUSE OF TOPOGRAPHY AND SURVEY OF THE ROAD.
e. ROAD "C": REQUEST REDUCTION OF VERTICAL CURVE IN STATION 4+00 TO 4+00.1 FROM K.C. 25+00 TO K.C. 25+00 BECAUSE OF TOPOGRAPHY AND SURVEY OF THE ROAD.
 11. ALTERNATIVE DESIGN STANDARDS:
a. ROAD "A": REQUEST REDUCTION OF INTERSECTION OR GROUND FROM 10' TO 13' AT STA. 4+12 TO 4+12.1 BECAUSE OF TOPOGRAPHY AND SURVEY OF THE ROAD.
b. ALL ROAD "A" INTERSECTIONS SHALL BE CONSIDERED AS INTERSECTIONS WITH SIDEWALK AND CURB AND SIDEWALK AND CURB SHALL BE CONSIDERED AS INTERSECTIONS WITH SIDEWALK AND CURB.
c. ALL INTERSECTIONS SHALL BE CONSIDERED AS INTERSECTIONS WITH SIDEWALK AND CURB.
d. ALL INTERSECTIONS SHALL BE CONSIDERED AS INTERSECTIONS WITH SIDEWALK AND CURB.
e. ALL INTERSECTIONS SHALL BE CONSIDERED AS INTERSECTIONS WITH SIDEWALK AND CURB.
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q. ALL INTERSECTIONS SHALL BE CONSIDERED AS INTERSECTIONS WITH SIDEWALK AND CURB.
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t. ALL INTERSECTIONS SHALL BE CONSIDERED AS INTERSECTIONS WITH SIDEWALK AND CURB.
u. ALL INTERSECTIONS SHALL BE CONSIDERED AS INTERSECTIONS WITH SIDEWALK AND CURB.
v. ALL INTERSECTIONS SHALL BE CONSIDERED AS INTERSECTIONS WITH SIDEWALK AND CURB.
w. ALL INTERSECTIONS SHALL BE CONSIDERED AS INTERSECTIONS WITH SIDEWALK AND CURB.
x. ALL INTERSECTIONS SHALL BE CONSIDERED AS INTERSECTIONS WITH SIDEWALK AND CURB.
y. ALL INTERSECTIONS SHALL BE CONSIDERED AS INTERSECTIONS WITH SIDEWALK AND CURB.
z. ALL INTERSECTIONS SHALL BE CONSIDERED AS INTERSECTIONS WITH SIDEWALK AND CURB.

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.
ENGINEER: [Signature]
TENNESSEE CERTIFICATE NUMBER 22025



8-SB-23-C
Revised: 7/21/2023

SITE ADDRESS:
0 PEAR WOOD DRIVE
KNOXVILLE, TENNESSEE 37920

OWNER/DEVELOPER:
PRIMOS LAND COMPANY, LLC
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 693-7756
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EMAIL: JOSH@RHSCCO.COM

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PHONE: (865) 693-7756
FAX: (865) 693-9699
E-MAIL: wjphel@engconsultants.com
www.southlandengr.com

DESIGNED	WAR	APPROVED	ENGINEER
DRAWN	WAR		
CHECKED	WAR		

NO.	DATE	REVISION	APPR.

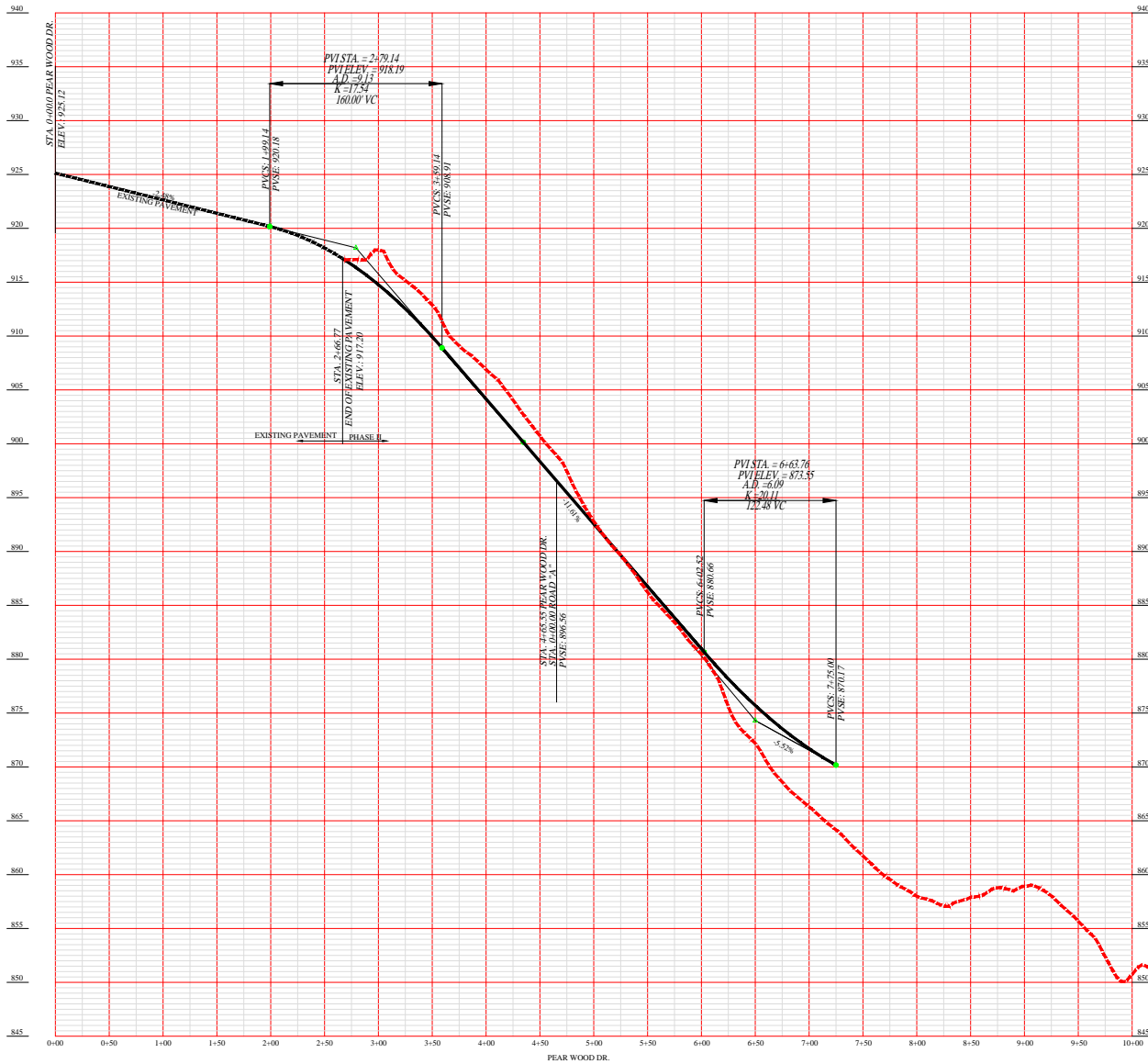
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HORIZONTAL: 1" = 40'
CONTOUR INTERVAL: 2'
DATE
6-08-2023

8-SB-23-C

DEED REF. INST. #201608190011783
PLAT REF. INST. #200605070083432
60 30 0 60 120

CONCEPT PLAN FOR WOODCREEK RESERVE, PHASE II
ON PEAR WOOD DRIVE
CLT MAP 148, PARCEL 107.06
CLT MAP 148C, PARCEL 18
DISTRICT-9TH, KNOX COUNTY, TENNESSEE

PLC-06-08-23-SP
SHEET 2 OF 4 SHEET(S)



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

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION



8-SB-23-C
Revised: 7/21/2023

SITE ADDRESS:
0 PEAR WOOD DRIVE
KNOXVILLE, TENNESSEE 37920

OWNER/DEVELOPER:
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400 BALL RD.
KNOXVILLE, TN 37931
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FAX: (865) 693-9699
E-MAIL: wright@seingsouthland.com
www.southlandengineeringusa.com

DESIGNED	WAR	APPROVED	
		ENGINEER	
DRAWN	WAR		
CHECKED	WAR		

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"= 50'
VERTICAL: 1"= 5'
DATE
6-08-2023

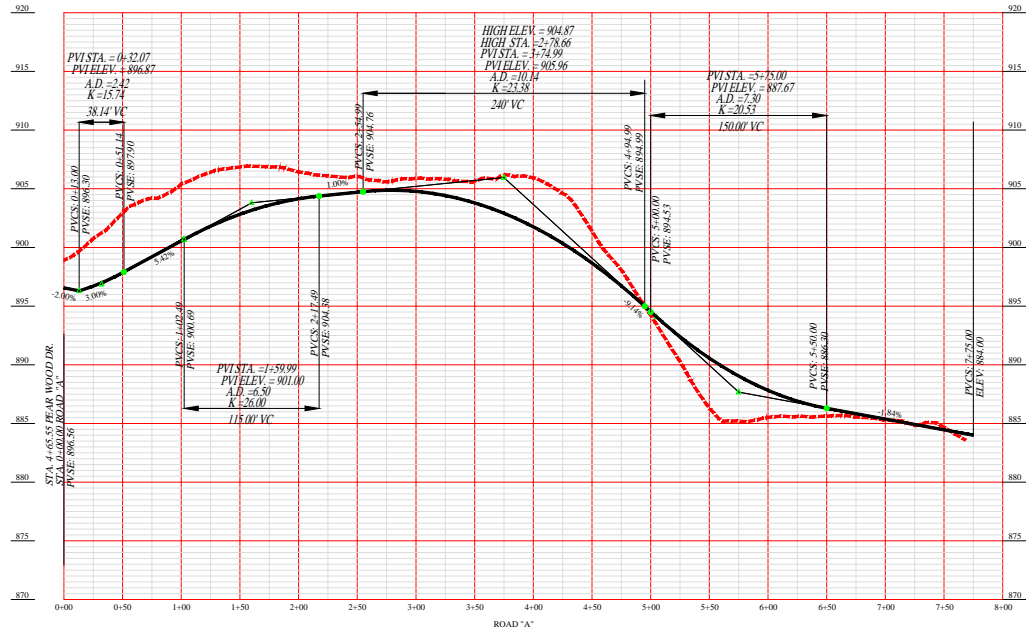
DEED REF. INST. #201608190011783
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ROAD PROFILE PLAN FOR WOODCREEK RESERVE, PHASE II
ON PEAR WOOD DRIVE
CLT MAP 148, PARCEL 107.06
DISTRICT-9TH, KNOX COUNTY, TENNESSEE

PLC-06-08-23-RP-1
SHEET 3 OF 4 SHEET(S)

NOTE:
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 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 ROAD EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
 OTHER RULES SHALL BE ADDED BY:

NOTE:
 CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



8-SB-23-C
 Revised: 7/21/2023

SITE ADDRESS:
 0 PEAR WOOD DRIVE
 KNOXVILLE, TENNESSEE 37920

OWNER/DEVELOPER:
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 EMAIL: JOSH@RHISCO.COM

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 FAX: (865) 693-9699
 E-MAIL: wgh@seengineering.com
 www.southlandengineering.com

DESIGNED	WAR	APPROVED			
		ENGINEER			
DRAWN	WAR				
CHECKED	WAR				
			NO.	DATE	REVISION
					APPR.

SCALE
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 PLAT REF. INST. #20080570083432
 50 25 0 50 100

ROAD PROFILE PLAN FOR WOODCREEK RESERVE, PHASE II
 ON PEAR WOOD DRIVE
 CLT MAP 148, PARCEL 107.06
 CLT MAP 148CH, PARCEL 18
 DISTRICT-9TH, KNOX COUNTY, TENNESSEE

PLC-06-08-23-RP-2
 SHEET 4 OF 4 SHEET(S)



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Primos Land Company LLC

Applicant Name

Affiliation

6/26/2023

Date Filed

8/10/2023

Meeting Date (if applicable)

8-SB-23-C

File Number(s)

CORRESPONDENCE

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

Wanis A. Rghebi, PE Southland Engineering Consultants, LLC

Name / Company

4909 Ball Rd. Rd. Knoxville TN 37931

Address

865-694-7756 / wrghebi@sengconsultants.com

Phone / Email

CURRENT PROPERTY INFO

Josh Sanderson Primos Land Company, L 4909 Ball Rd. Rd. Knoxville TN 37931

Owner Name (if different)

Owner Address

865-694-7756

Owner Phone / Email

0 PEAR WOOD DR

Property Address

148 107.06 148CH018

Parcel ID

Part of Parcel (Y/N)?

11.69 acres

Tract Size

Knox-Chapman Utility District

Sewer Provider

Knox-Chapman Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

East end of Pear Wood Dr, east of Poplar Wood Trl

General Location

City **Commission District 9 PR (Planned Residential)**

County District

Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

South County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Woodcreek Reserve	Related Rezoning File Number
Proposed Subdivision Name	
<u>Phase II</u>	33
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	\$1,375.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 2	
	Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Primos Land Company LLC	6/26/2023
	Please Print	Date

Phone / Email	Josh Sanderson Primos Land Company, LLC	6/26/2023
Property Owner Signature	Please Print	Date



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Primos Land Company LLC / Josh Sanderson

Applicant Name		Affiliation
6/20/2023	8/10/2023	File Number(s)
Date Filed	Meeting Date (if applicable)	

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

Name		Company	
Wanis A. Rghebi, PE		SEC, LLC	
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
0 Pear Wood Drive, Knoxville, TN 37920	148 Parcels 107.06 & 148CH Parcel 18	
Property Address	Parcel ID	

STAFF USE ONLY

General Location		Tract Size	
Jurisdiction (specify district above) <input type="checkbox"/> City <input type="checkbox"/> County		Zoning District	
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation	
vacant lots	N	KCUD	KCUD
Existing Land Use	Septic (Y/N)	Sewer Provider	Water Provider

DEVELOPMENT REQUEST

Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential
 Home Occupation (specify) _____
 Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Woodcreek Reserve, Phase II Concept
 Proposed Subdivision Name

 Combine Parcels
 Divide Parcel
 Total Number of Lots Created **33**
 Unit / Phase Number _____
 Other (specify) **Detached residential subdivision**
 Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change
 Proposed Zoning _____
 Plan Amendment Change
 Proposed Plan Designation(s) _____
 Pending Plat File Number
 Proposed Density (units/acre) _____
 Previous Rezoning Requests _____
 Other (specify) _____

STAFF USE ONLY

<p>PLAT TYPE</p> <p><input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission</p> <p>ATTACHMENTS</p> <p><input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request</p> <p>ADDITIONAL REQUIREMENTS</p> <p><input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>)</p> <p><input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>)</p> <p><input type="checkbox"/> Traffic Impact Study</p> <p><input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Fee 1</td> <td style="width: 30%;">Total</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>Fee 2</td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>Fee 3</td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Fee 1	Total			Fee 2				Fee 3			
Fee 1	Total												
Fee 2													
Fee 3													

AUTHORIZATION *By signing below, I certify I am the property owner, applicant or the owners authorized representative.*

 Applicant Signature	Wanis Ali Rghebi, PE Please Print	6-08-2023 Date
865-694-7756 Phone Number	wrghebi@sengconsultants.com Email	
 Josh Sanderson Please Print	Josh Sanderson Please Print	06/26/2023 Date

VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. Pear Wood Drive, Request reduction in Vertical Curve from Sta. 5+90
Justify request by indicating hardship: to 7+0 from $K=25.00$ to $K=18.51$ because of topography, shortness of the road & existing pavement.

2. Road "A" request reduction of vertical curve from Sta. 1+01.74 to
Justify request by indicating hardship: Sta. 2+18.83 from $K=25.0$ to $K=21.4$ because of topography & shortness of the road.

3. Road "A" request reduction of vertical curve from Sta. 2+80.00 to
Justify request by indicating hardship: Sta. 5+20.0 from $K=25.0$ to 19.46 because of topography & shortness of the road

4. Road "A" request reduction of vertical curve from Sta. 5+20.00
Justify request by indicating hardship: to Sta. 6+42.49 from $K=25.0$ to $K=13.46$ because of topography, shortness of the road & end of the road

5. Road "A" request reduction of intersection grade from 6.0% to 3.0%
Justify request by indicating hardship: at Sta. 0+13.00 to Sta. 0+51.88.

6. _____
Justify request by indicating hardship: _____

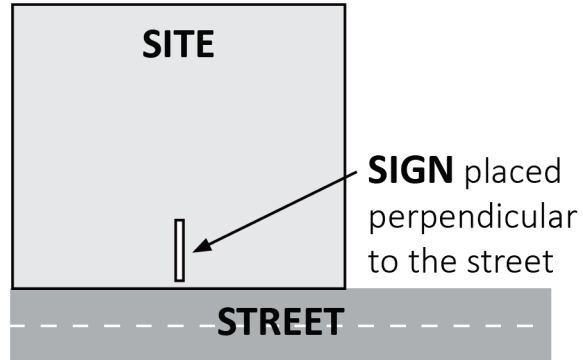
7. _____
Justify request by indicating hardship: _____

I certify that any and all requests 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.

Signature _____

Date _____

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ July 28, 2023 _____ and _____ August 11, 2023 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Primos Land Company

Date: 6/26/2023

File Number: 8-SB-23-C

- Sign posted by Staff
- Sign posted by Applicant