



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 12-SB-24-C
12-C-24-DP

AGENDA ITEM #: 38
AGENDA DATE: 12/12/2024

▶ **SUBDIVISION:** ROWLAND MANOR
▶ **APPLICANT/DEVELOPER:** JOSH SANDERSON
OWNER(S): Primos Land Company, LLC

TAX IDENTIFICATION: 103 073 (PART OF) [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3324 SWAFFORD RD

▶ **LOCATION:** East side of Swafford Rd, south of Guinn Rd

GROWTH POLICY PLAN: Rural Area

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 50.54 acres

▶ **ZONING:** PR (Planned Residential) up to 3 du/ac, F (Floodway)

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

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Agriculture/forestry/vacant land, rural residential, single family residential, public/quasi-public land (church and cemetery) - A (Agricultural)
South: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac
East: Agriculture/forestry/vacant land, Beaver Creek - A (Agricultural), PR (Planned Residential) up to 3 du/ac, F (Floodway), TO (Technology Overlay)
West: Rural residential, agriculture/forestry/vacant land, single family residential - A (Agricultural), PR (Planned Residential) up to 3 du/ac

▶ **NUMBER OF LOTS:** 70

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

ACCESSIBILITY: Access is via Swafford Road, a local street with a pavement width that varies from 17-19 ft within a 50 ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** VARIANCES
None.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL

1) Reduce the minimum horizontal curve on Road 'A' from 250 ft to 200 ft at STA 10+35 to 12+37

ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY

ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

- 1) Increase the maximum intersection grade at the intersection of Road 'A' at Swafford Road from 1.00 percent to 2.13 percent at STA 0+50.00
- 2) Increase the maximum intersection grade at the intersection of Road 'A' at Road 'B' from 1.00 percent to 3.00 percent at STA 0+50.0
- 3) Increase the maximum intersection grade at the intersection of Road 'B' at Road 'C' from 1.00 percent to 3.00 percent at STA 0+58.0
- 4) Increase the maximum intersection grade at the intersection of Road 'D' at Road 'A' from 1.00 percent to 2.00 percent at STA 5+33.67
- 5) Increase the maximum intersection grade at the intersection of Road 'E' at Road 'A' from 1 percent to 3.00 percent at STA 6+00.98
- 6) Increase the maximum intersection grade at the intersection of Road 'F' at Road 'A' from 1 percent to 1.90 percent at STA 6+75.00

STAFF RECOMMENDATION:

- **Approve the 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 17 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. Implement the recommendations of the Rowland Manor (aka Rowland Farm) Traffic Impact Study (TIS) (Cannon and Cannon, 11/25/2024) as required by Knox County Engineering and Public Works during the design plan phase (see Exhibit B). If the TIS is further revised, it must be submitted to the Planning staff for review and approval by all applicable agencies.
4. Any request for additional residential lots (dwellings) shall require an update to the full TIS, including all identified intersections and road segments to be submitted with the applicable application. The traffic counts must be updated if the existing counts are older than one year.
5. No more than 150 lots may be platted before a second access point is available for public use that is adequate to handle the proposed development.
6. Certifying that the required sight distance has been obtained in both directions along Swafford Road at the Road 'A' intersection, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
7. Entering into an MOU with Knox County Engineering and Public Works for completing off-site improvements per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102). The cost of these improvements is the responsibility of the property owner.
8. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into an MOU with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
9. Providing the acreage zoned PR (Planned Residential) and F (Floodway) separately on the final plat.
10. All detention ponds must be located on a common area lot.
11. Providing a sight distance easement through the horizontal curve radius less than 250 ft and through lots 66 and 67 to maintain 250 ft of intersection sight distance looking west on Road 'A' at the Road 'C' intersection, per the requirements of Knox County Engineering and Public Works during the design plan phase. Any driveways that cannot be located outside the sight distance easement must have a 20 ft depth outside the sight distance easement.
12. Install sidewalks on all internal road segments projected to have 1,000 average daily trips (ADT) or more based on the property's full buildout potential. Knox County Engineering and Public Works will determine the location of the sidewalks during the design plan phase. Any sidewalks installed that are not required by Knox County Engineering and Public Works must be maintained by the homeowners association.
13. The driveway on lot 63 must meet the intersection spacing requirements of Article 3, Section 3.51.02.C. of the Knox County Zoning Ordinance.
14. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
15. Meeting all applicable requirements of the Knox County Zoning Ordinance.
16. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

17. [ADDED 12/10/2024] Widening Swafford Road to a minimum pavement width of 18 ft between the Road 'A' and Guinn Road intersections, per the requirements of Knox County Engineering and Public Works during the design plan phase.

► **Approve the development plan for up to 70 detached residential lots, 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 criteria for approval of a development plan.

COMMENTS:

REVISION (12/10/2024) -- Condition #17 was added to ensure the pavement width of Swafford Road is a minimum of 18 ft between Road 'A' and Guinn Road.

This proposal is phase 1 of the Rowland Farm Subdivision, which includes 70 detached residential house lots on 50.54 acres of this 250-acre site. The existing house is part of the neighborhood amenity that includes 5 acres surrounding it and 7 acres across the street with several hundred feet of frontage along Beaver Creek and a large, flat floodplain. Approximately 3.75 acres of Phase 1 are in the F (Floodway) zone district, leaving approximately 46.8 acres zoned PR up to 3 du/ac.

Access is via Swafford Road, approximately 350 ft south of Guinn Road. Staff is recommending a condition that no more than 150 lots be platted before a second access point is available for public use that is adequate to handle the proposed development.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 3 du/ac

A. The PR zone allows single-family houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

B. The property was rezoned from A (Agricultural) to PR up to 3 du/ac in June 2020 (5-J-20-RZ). The proposed subdivision has a density of 1.5 du/ac based on the acreage of Phase 1, zoned PR (Planned Residential) up to 3 du/ac.

2) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Encourage development practices that conserve and connect natural features and habitat (Policy 7). – The northern 25.8 acres of the site are within the HP (Hillside Protection) area, with the steepest slopes along the banks of Beaver Creek and the tributary on the northeast boundary of the site. Sixty-four (64) percent (16.5 acres) of the HP area has slopes between 0-15 percent, which accounts for most of the 19 acres of HP area that was previously pasture. The slope analysis recommends a disturbance budget of 19.8 acres within the HP area. A disturbance limitation was not provided; however, large lots and a significant stream buffer line the site's exterior, and approximately 110 acres of HP area on the overall parcel remain.

3) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is classified as the RL (Rural Living) place type on the Future Land Use Map. Rural Living areas are primarily made up of single family residential within a rural setting. These areas may include agriculture, open space, and some limited commercial that supports agriculture and civic uses.

B. Single family residential on a wide range of lot sizes is a primary use in the RL place type. Primary uses are intended to be the predominant focus of the place. – The proposed single family development with varying lot sizes is consistent with the RL place type.

C. The proposal conforms to the Form Attributes of the RL place type, which recommends building heights of 1-2 stories. – The maximum height is 35 ft for houses in the PR zone.

D. The RL place type allows consideration of PR (Planned Residential) up to 2 du/ac as a partially related zone per the Place Type and Zoning Correspondence Matrix (Appendix H of the Comprehensive Plan). Phase 1 of the subdivision has a density of 1.5 du/ac.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is located within the Rural Area on the Growth Plan Map. The Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning.

B. Residential development in the rural area shall be limited to all of the following conditions: (a) no more than 2 dwelling units per acre; and (b) sanitary sewer, or a sewage system approved and maintained by a public utility company and public water must be available; and (c) must be on a collector road with a minimum pavement width of 18 ft. – The proposed density is 1.5 du/ac, will be serviced by sanitary sewer, and will be located on a road with a minimum pavement width of 18 ft going to the north to Guinn Rd, which is a minor collector. Since the property was zoned PR up to 3 du/ac before the Growth Policy Plan was amended in 2024, the requirement that the property be located on a collector road is not applicable. However, a pavement width of 18 ft is typically considered the minimum acceptable.

ESTIMATED TRAFFIC IMPACT: Not required.

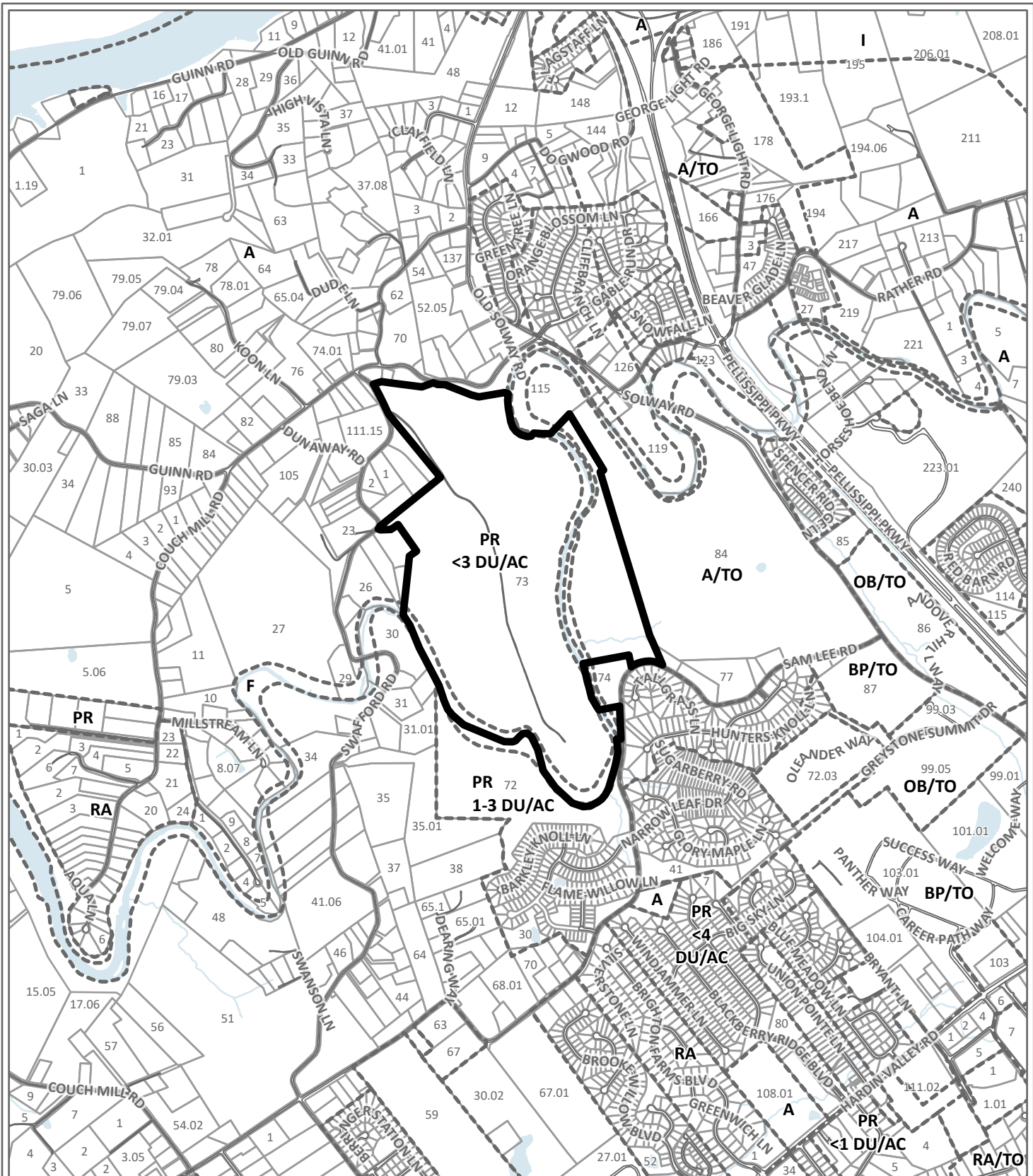
ESTIMATED STUDENT YIELD: 29 (public school children, grades K-12)

Schools affected by this proposal: Mill Creek Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- 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.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



CONCEPT PLAN / DEVELOPMENT PLAN

12-SB-24-C / 12-C-24-DP

Petitioner: Josh Sanderson



Detached residential subdivision in PR (Planned Residential) < 3 du/ac, F (Floodway)

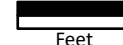
Map No: 103

Jurisdiction: County

Original Print Date: 11/1/2024

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

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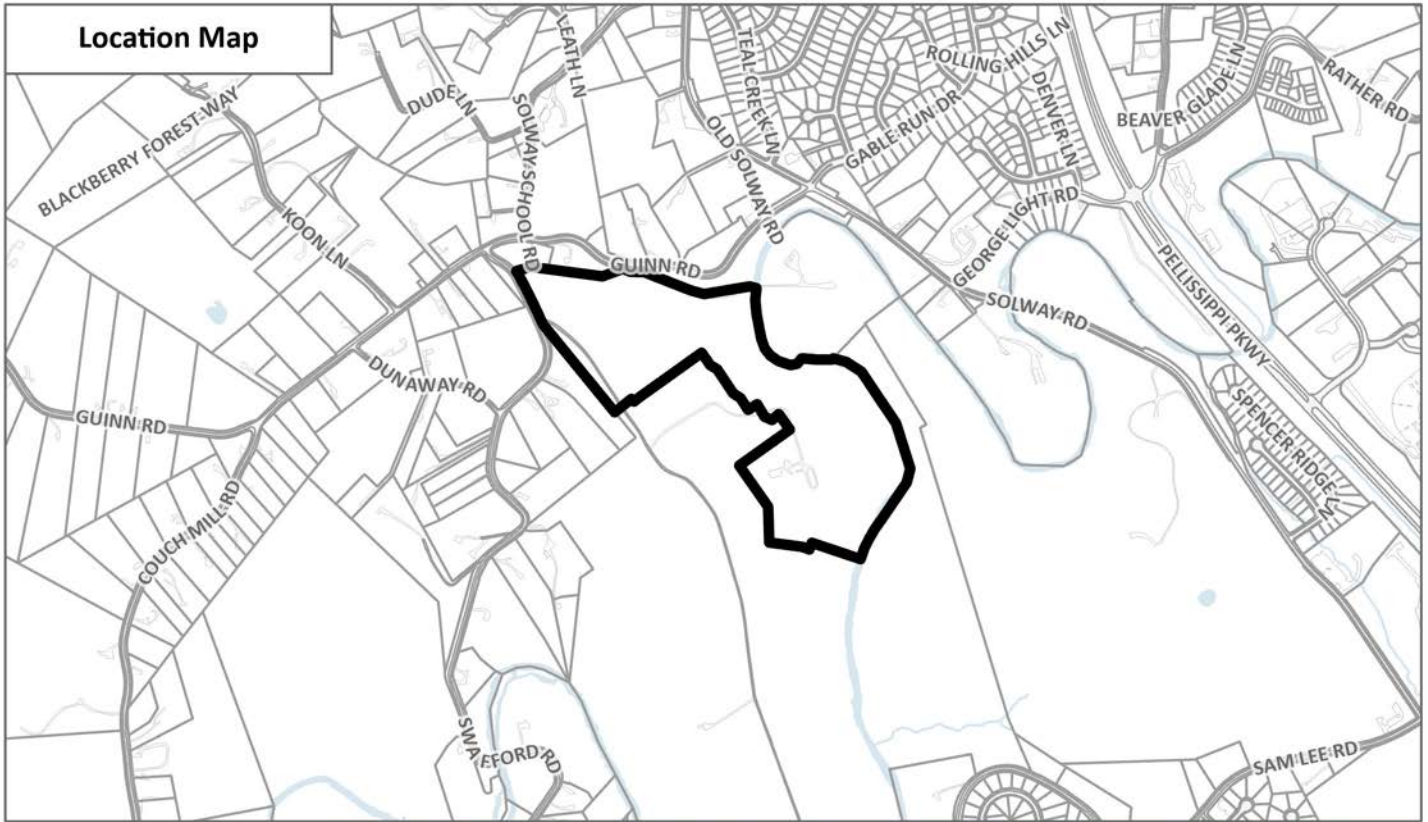


Feet

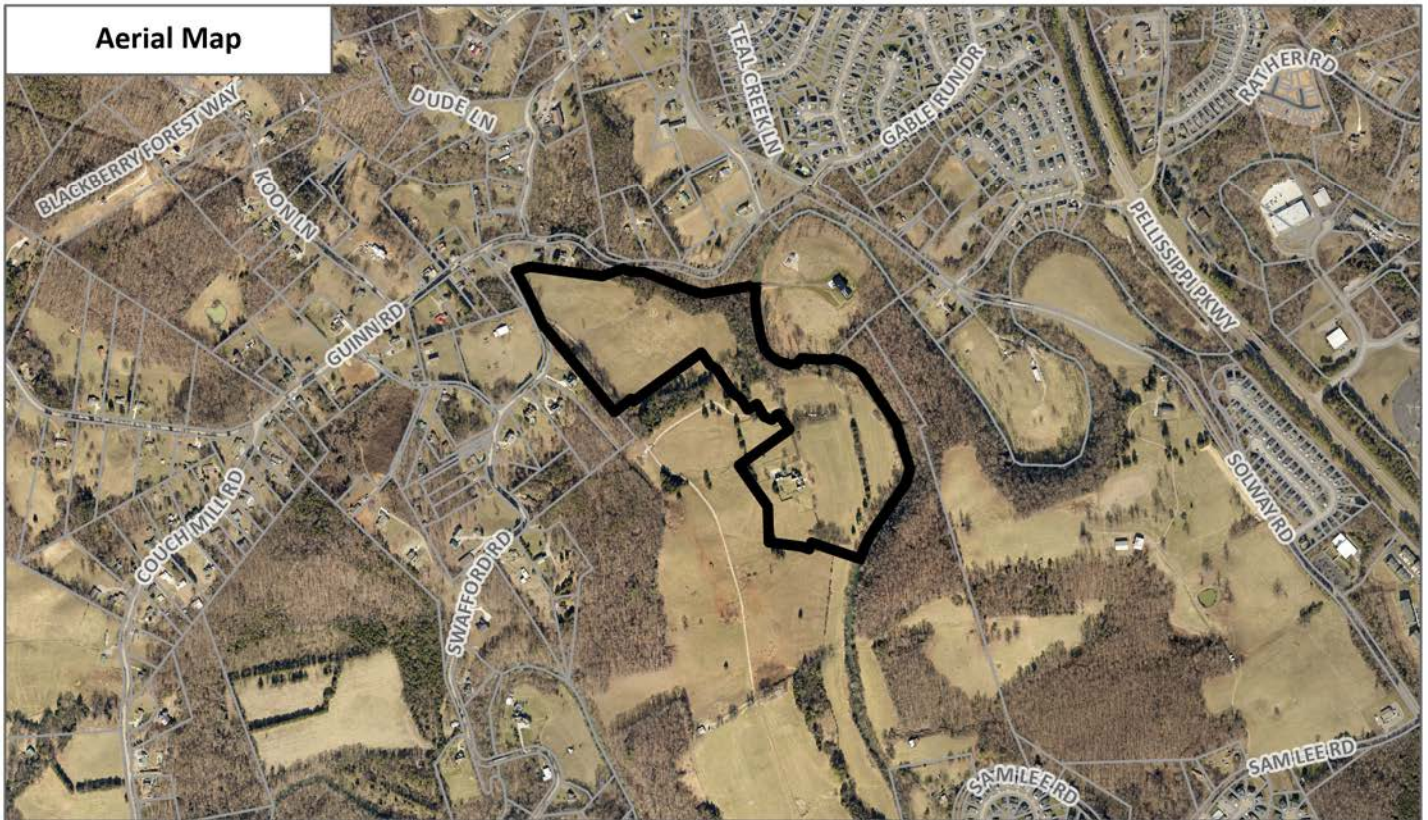


Exhibit A. Contextual Images

Location Map



Aerial Map

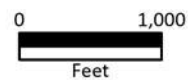


CONTEXTUAL MAPS 1

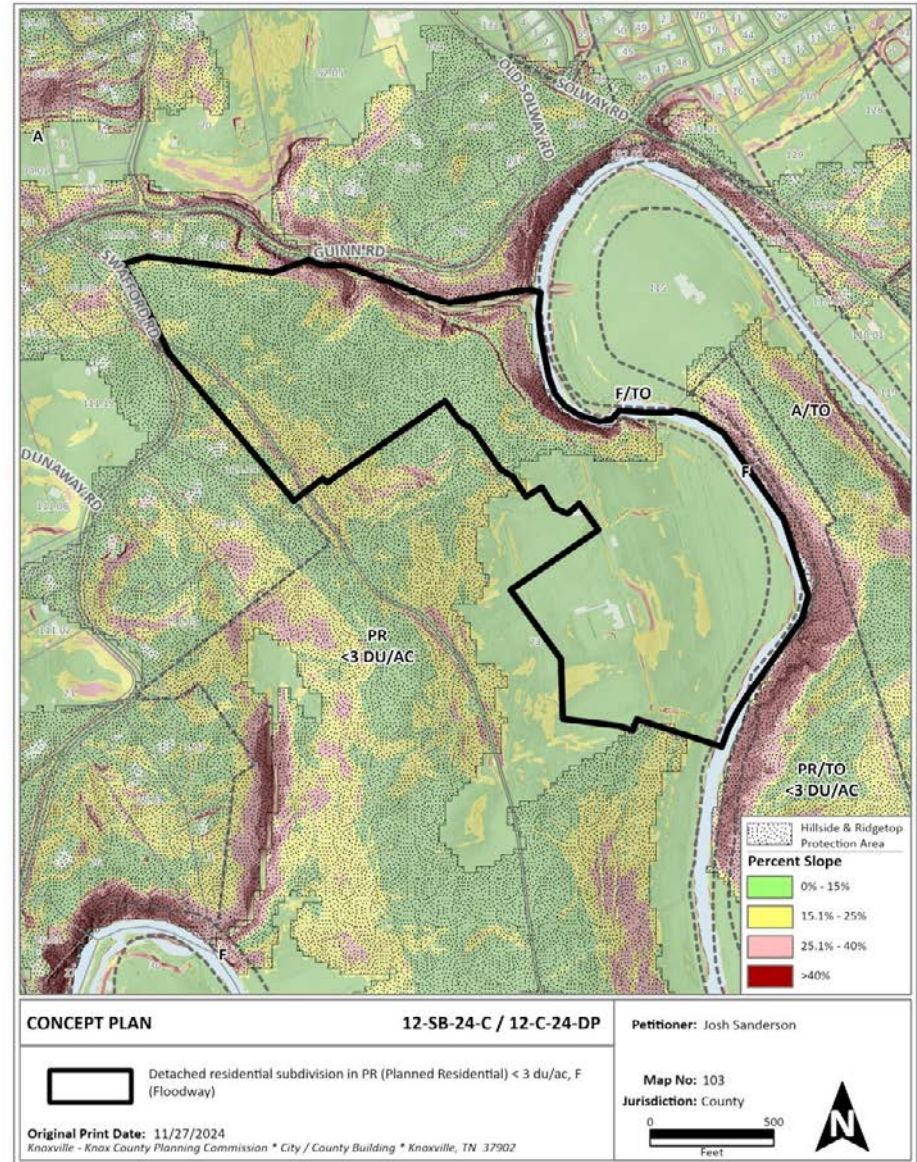
12-SB-24-C / 12-C-24-DP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	51.7		
Non-Hillside	25.9	N/A	
0-15% Slope	16.5	100%	16.5
15-25% Slope	5.5	50%	2.8
25-40% Slope	2.1	20%	0.4
Greater than 40% Slope	1.7	10%	0.2
Ridgetops			
Hillside Protection (HP) Area	25.8	Recommended disturbance budget within HP Area (acres)	19.8
		Percent of HP Area	76.9%



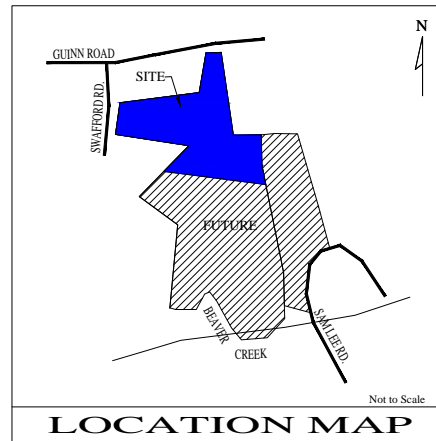
CONCEPT & DESIGN PLAN
FOR

ROWLAND FARM PHASE I

CLT MAP 103, PART OF PARCELS 073
DISTRICT-6, KNOX COUNTY, TENNESSEE

THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER : 16092614
CONFIRMATION NUMBER : 16095276

INDEX OF PLANS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	DESIGN PLAN, PHASE I
3	ROAD PROFILE FOR A STA. 0+00 TO 21+50
4	ROAD PROFILES FOR A, STA. 21+50 TO 32+00 & ROAD B STA. 0+00 TO 10+00
5	ROAD PROFILES FOR C, D, E & F



OWNER:
PRIMOS LAND COMPANY, LLC
4907 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-8582
FAX: (865) 693-9699

SITE ADDRESS:
3324 SWAFFORD ROAD
10929 SAM LEE ROAD
KNOXVILLE, TENNESSEE 37931

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4907 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wjph@seengconsultants.com
www.southlandengineeringusa.com

This is to certify that I have consulted the Federal Insurance
Administration Flood Hazard Boundary Map, and found that the
above described is not located in a special flood hazard area as
shown on the Federal Insurance Rate Map Panel 4709/C0256 -
Knox County Community Number 475435 effective date May 2,
2007
Date: 11-19-24
Signature: [Signature]

This is to certify that I have consulted the Federal Insurance
Administration Flood Hazard Boundary Map, and found that the
above described is not located in a special flood hazard area as
shown on the Federal Insurance Rate Map Panel 4709/C0256 -
Knox County Community Number 475435 effective date August 5,
2013
Date: 11-19-24
Signature: [Signature]



CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT AS AN ENGINEER LICENSED TO PRACTICE
UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE
SIGNATURE(S) INDICATED WERE MADE AS PART OF THIS DESIGN
PLAN'S THIS AND I AM QUALIFIED TO SIGN THESE INSTRUMENTS.
OWNER: [Signature]
TENNESSEE CERTIFICATE NUMBER 22119-24

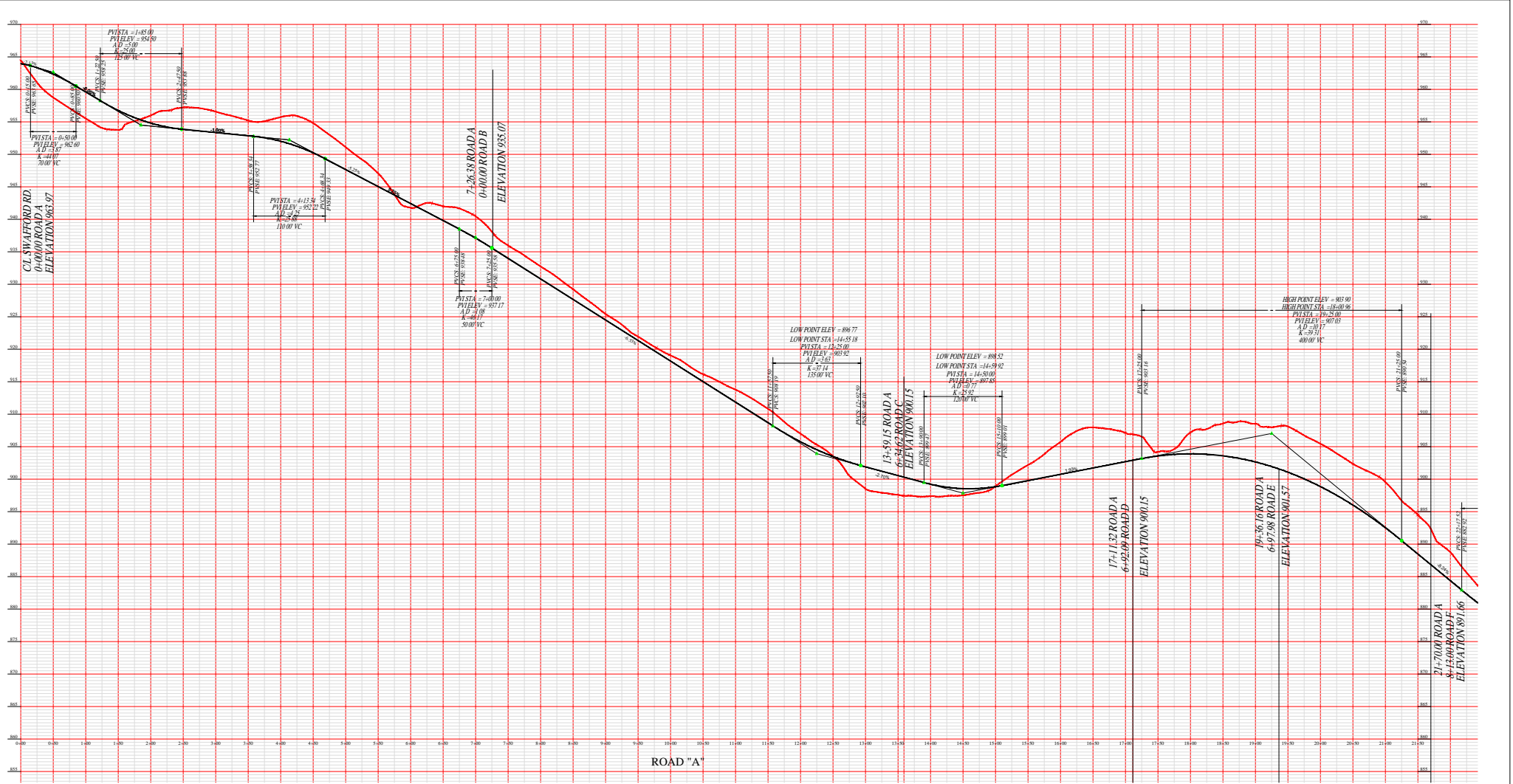
PERMITS FOR THIS PROJECT ARE ISSUED THROUGH KNOX COUNTY GOVERNMENT

Revised: 11/19/2024
FILE # 12-SB-24-C & 12-C-24-DP

REV. 11-19-24
JUNE 2024

DEED INST. # 20211230051702
DEED INST. # 202305300063881

SHEET 1 OF 5 SHEETS
RLF-06-10-24-PH-I-TS



Revised: 11/19/2024

FILE # 12-SB-24-C & 12-C-24-DP

NOC: TNQ



SITE ADDRESS
323 SWAFFORD ROAD
KNOXVILLE, TENNESSEE 37911

OWNER/DEVELOPER
PRIMUS LAND COMPANY, LLC
409 BALL ROAD
KNOXVILLE, TN 37911
PHONE: (865) 693-7756
FAX: (865) 693-9699

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
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PHONE: (865) 693-7756
FAX: (865) 693-9699
E-MAIL: info@southlandeng.com
www.southlandeng.com

DESIGNED	WAR	APPROVED	
DRAWN	WAR	ENGINEER	
CHECKED	WAR		

NO.	DATE	REVISION	APP.
1	11-19-23	REVISED PER PLANNING COMMENTS	

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

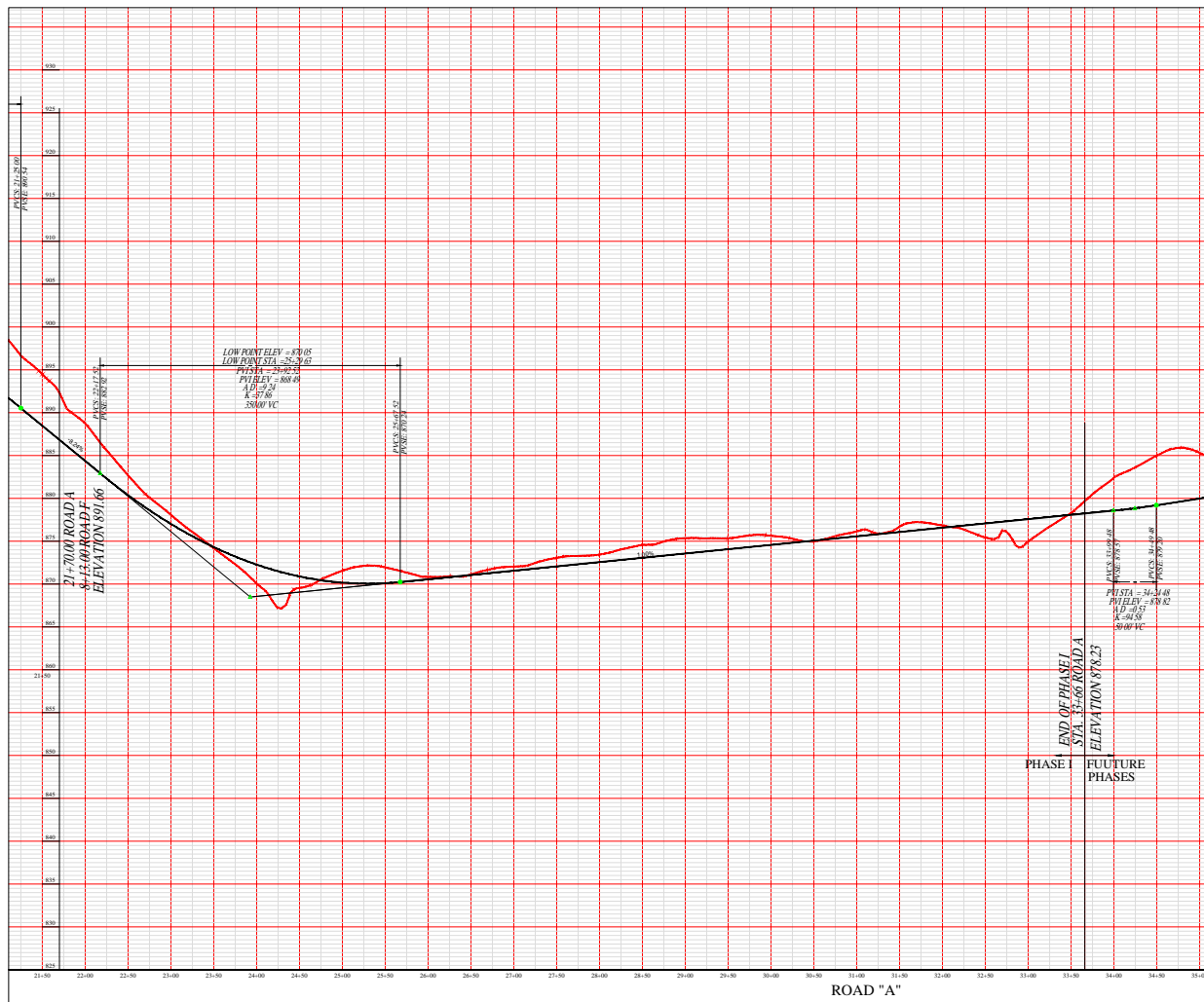
DATE
06-10-2024

DEED REFERENCES:
INST # 2021230651702
INST # 20230530063881

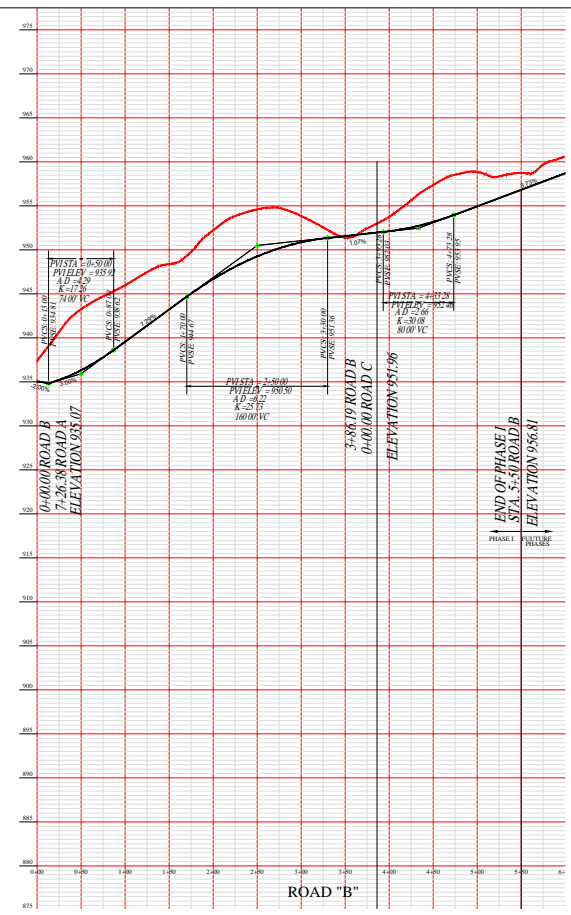
ROAD "A", STA. 0+00 TO 21+00
ROAD PROFILE PLAN FOR
ROWLAND FARM ON SAM LEE ROAD
CLT MAP 103, PART OF PARCEL 073
DISTRICT-6, KNOX COUNTY, TENNESSEE

RLF-06-10-24-RP1-PH-I-
SHEET 3 OF 5 SHEETS

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ROAD "A"



ROAD "B"

Revised: 11/19/2024

FILE # 12-SB-24-C & 12-C-24-DP

NOC: TNQ



SITE ADDRESS
324 SWAFFORD ROAD
KNOXVILLE, TENNESSEE 37911

OWNER/DEVELOPER
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E-MAIL: info@southlandeng.com
www.southlandeng.com

DESIGNED	WAR	APPROVED	
DRAWN	WAR	ENGINEER	
CHECKED	WAR		

NO.	DATE	REVISION	APP.
1	11-19-23	REVISED PER PLANNING COMMENTS	

SCALE
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'
DATE
06-10-2024

DEED REFERENCES:
INST # 202123061702
INST # 20230530063881

ROAD "A", STA. 21+50 TO 32+00
ROAD "B", STA. 0+00 TO 10+50
ROAD PROFILE PLAN FOR
ROWLAND FARM ON SAM LEE ROAD
CLT MAP 103, PART OF PARCEL 073
DISTRICT-6, KNOX COUNTY, TENNESSEE

RLF-06-10-24-RP2-PH-I
SHEET 4 OF 5 SHEETS

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Rowland Manor TRAFFIC IMPACT STUDY – REVISION 1

SWAFFORD ROAD AND GUINN ROAD
HARDIN VALLEY, TN

CCI PROJECT NO. 01203-0004.000



REVISION 1 (11/25/24)

This report replaces the previous version of the traffic impact study dated 09/26/24 prepared for this project in its entirety.

PREPARED FOR:
Primos Land Company, LLC
4907 Ball Road
Knoxville, TN 37931

SUBMITTED BY
CCI (Cannon & Cannon, Inc.)
10025 Investment Drive, Ste 120
Knoxville, TN 379132
865.670.8555



2.0 INTRODUCTION & PURPOSE OF STUDY

This report provides a summary of a traffic impact study that was performed for Phase 1 of a proposed residential development to be located along Swafford Road and Guinn Road in the Hardin Valley community of Knox County. The project site is located on the east side of Swafford Road and to the south of Guinn Road. FIGURE 1 is a location map identifying the major roadways in the vicinity of the site.



**FIGURE 1
LOCATION MAP**

The conceptual development plan for Phase 1 of this project, Rowland Manor, proposes a single-family detached housing development with 70 units. The project is to have one primary access onto Swafford Road approximately 600 feet from the intersection with Guinn Road. FIGURE 2 is a Conceptual Site Plan which details the proposed Phase 1 site configuration.

The purpose of this study was the evaluation of the traffic operational and safety impacts of the proposed residential development upon roadways in the vicinity of the site. Of particular interest is the access intersection mentioned above, as well as the intersection of Swafford Road and Guinn Road, Guinn Road and Old Solway Road, Solway Road and Old Solway Road, Guinn Road and Solway Road / Gable Run Road, and Solway Road and George Light Road. Additionally, the intersections of Solway Road and Sam Lee Road, Solway Road and Hardin Valley Road, and Sam Lee Road and Swafford Road / Steele Road were also analyzed. Appropriate intersection evaluations were conducted at these locations for existing and future conditions, both with and without traffic volumes generated from the proposed residential development to determine the anticipated impacts and to establish recommended measures to mitigate these impacts. These evaluations included intersection capacity analyses, turn lane analyses and others as appropriate.

The results summarized in TABLE 3 indicate that acceptable level-of-service “C” or better operation can be anticipated at all study intersections under the evaluated conditions, including combined conditions, with the exception of the northbound approach at Sam Lee Road at Swafford / Steele Road, where the P.M. peak is anticipated to exhibit LOS “D” operation under 2026 combined conditions, and the signalized intersection of Solway Road at Hardin Valley Road, which is anticipated to operate at a LOS “D” during both the AM and PM combined conditions. However, the proposed development is not expected to be a major contributor in approach delay.

SIGHT DISTANCE ASSESSMENT

Intersection corner sight distance was reviewed for the proposed site access at Swafford Road and for the intersection of Swafford Road at Guinn Road. The posted speed limit along Swafford Road and Guinn Road in the vicinity of the proposed development is 30 mph. Based on the American Association of State Highway Transportation Officials (AASHTO) for a 30-mph roadway, 335 feet of sight distance is required to make a left turn and 290 feet of sight distance is required to make a right turn from a side street stop-controlled scenario.

For the intersection of Proposed Site Access at Swafford Road, the proposed site access location is anticipated to be located roughly 207 feet to the north from the centerline of the existing property driveway along Swafford Road. Field measurements indicate the available sight distance is around 470 feet when looking to the left and around 285 feet when looking to the right. The limited sight distance when looking right was due to built-up vegetation adjacent to the roadway. It is believed with appropriate clearing / grubbing within right-of-way, the required sight distance of 335 feet can be met and exceed.

For the intersection of Swafford Road at Guinn Road, field measurements indicate the available sight distance is around 352 feet when looking to the left and around 119 feet when looking to the right. The limited sight distance when looking to the right was due to the topography and built-up vegetation within the property in the southeast quadrant of this intersection. Advanced warning signs are present along westbound Guinn Road to warn drivers about the upcoming intersection of Swafford Road. In order to address the lack of available sight distance when looking to the right, converting this intersection to an all-way stop intersection control is recommended. The resulting intersection LOS / delay are provided in TABLE 3 and indicate acceptable operation for Existing, Background, and Combined conditions.

SWAFFORD ROAD BRIDGE ASSESSMENT

For the purposes of this study, the Swafford Road bridge over Beaver Creek was reviewed from an operational standpoint. The bridge was measured to be 17.5 feet wide along the riding surface with no pavement markings. Additionally, each outside edge of the travel lanes have accumulated vegetation debris, effectively and visually “shrinking” the available travel lane width. It is recommended that Knox County restripe the double-yellow centerline across the bridge and clean out the travel lane edges.

7.0 CONCLUSIONS & RECOMMENDATIONS

The primary conclusion of this study is that traffic generated from Phase 1 of the proposed development will not have major negative impacts on the study intersections. Each studied intersection will see marginal increases in overall delay, mainly from the continued background growth in this area.

The following listing is a summary of the improvements that are recommended to be implemented with the construction of this project:

1. Install new centerline pavement markings on the Swafford Road bridge over Beaver Creek
2. Sweep the edges of the travel lanes on the Swafford Road bridge
3. Maintain intersection corner sight distances on the site driveways by ensuring that new site signage and landscaping is appropriately located.

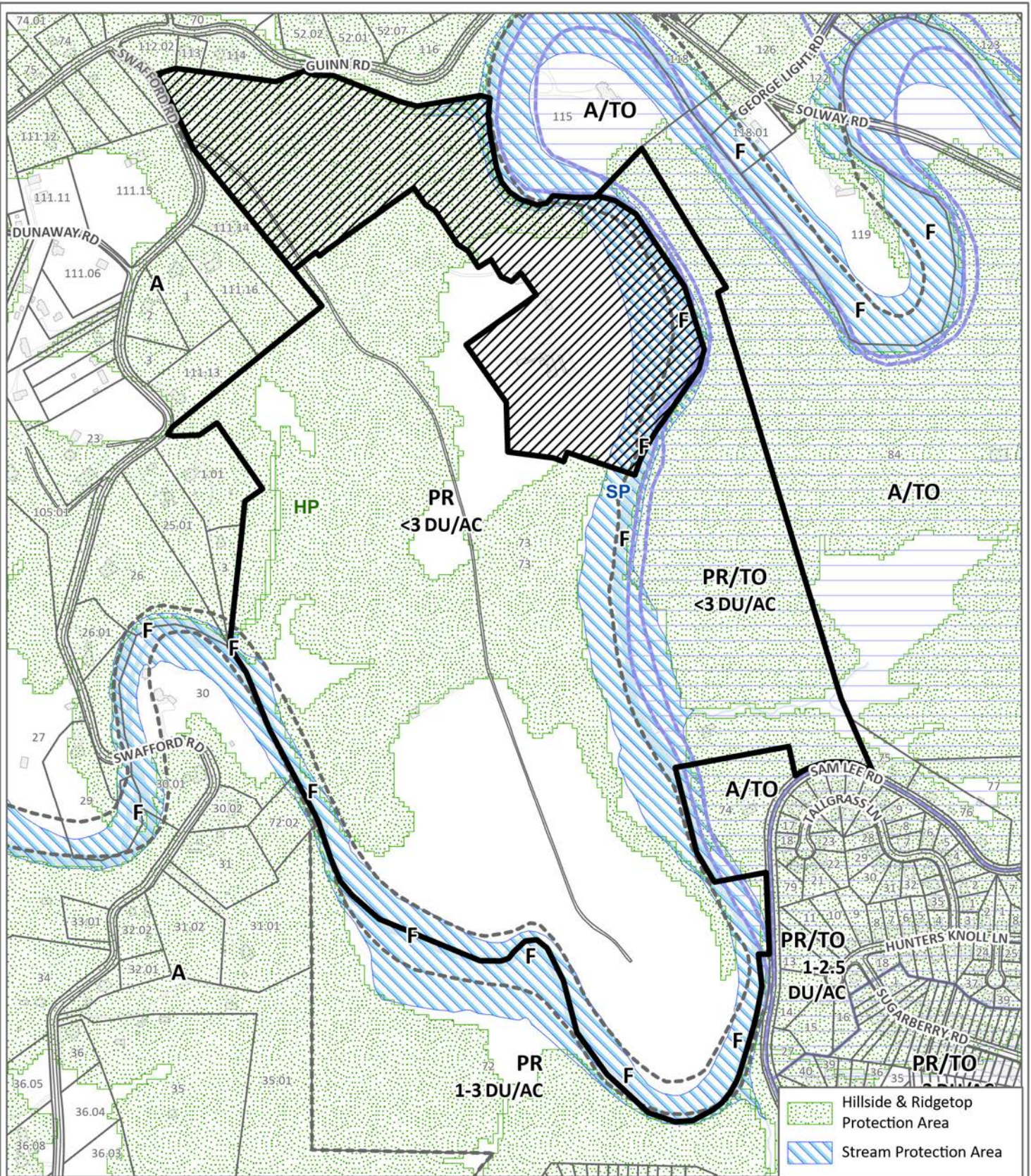


Exhibit C: Supplemental Map 12-SB-24-C/12-C-24-DP

Petitioner: Josh Sanderson

-  Case Boundary
-  Parcel Boundary

Map No: 103
Jurisdiction: County

Original Print Date: 11/27/2024
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



Alternative Design Standards

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

Alternative Design Standards Requiring Planning Commission Approval

Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County

Section 3.03.E.1.e – Maximum grade of private right-of-way

Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots

Section 3.04.H.2 – Maximum grade, public streets

Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County

Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots

Section 3.04.A.3.c – Right-of-way dedication, new subdivisions

Section 3.04.F.1 – Right-of-way reduction, local streets

Section 3.04.G.1 – Pavement width reduction, local streets

Section 3.04.H.3 – Intersection grade, all streets

Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones

Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones

Section 3.11.A.2 – Standard utility and drainage easement

By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision 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

Wawis A. Rghebi
Printed Name

11-19-24
Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

1. ALTERNATIVE DESIGN STANDARD REQUESTED:

Road "A", request horizontal curve at Sta. 10+35 to 12+37 from 250' to 200' because of topography.

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested
(to be completed during review process): YES NO

Engineering Comments:

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Road "A" and Swafford Road, request Intersection grade from 1.00% to 2.13% at Sta. 0+50.00 because of topography .

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested
(to be completed during review process): YES NO

Engineering Comments:

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Road "A" and Road "B", request Intersection grade from 1.00% to 3.00% at Sta. 0+50.0 because of topography .

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested
(to be completed during review process): YES NO

Engineering Comments:

4. ALTERNATIVE DESIGN STANDARD REQUESTED:

Road "A" and Road "C" request Intersection grade from 1.00% to 2.40% at Sta. 4+90.13 because of topography and shortness of the road.

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

5. ALTERNATIVE DESIGN STANDARD REQUESTED:

Road "B" and Road "C" , request Intersection grade from 1.00% to 3.00% at Sat. 0+58.0 because of topography and shortness of the road .

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

1. ALTERNATIVE DESIGN STANDARD REQUESTED:

Road "D" and Road "A" , request Intersection grade from 1.00% to ~~2.00~~ 3.00% at Sat. 5+33.67 because of topography and shortness of the road.

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested
(to be completed during review process): YES NO

Engineering Comments:

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Road "E" and Road "A" , request Intersection grade from 1% to ~~3.00~~ 3.00% at Sat. 6+00.98 because of topography and shortness of the road.

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested
(to be completed during review process): YES NO

Engineering Comments:

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

8. Road "F" and Road "A" , request Intersection grade from 1% to ~~1.00~~ 1.00% at Sat. 6+75.00 because of topography and shortness of the road..

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested
(to be completed during review process): YES NO

Engineering Comments:

KCPEW approves these request with the exception that any intersection that may have future sidewalk cannot exceed 2%.

Steve Elliott



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Josh Sanderson

Applicant Name Affiliation

10/24/2024

12/12/2024

12-SB-24-C / 12-C-24-DP

Date Filed Meeting Date (if applicable) File Number(s)

CORRESPONDENCE

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

- Applicant
- Owner
- Option Holder
- Surveyor
- Engineer
- Architect

Josh Sanderson Smithbilt Homes

Name / Company

4909 Ball Rd Knoxville TN 37931

Address

865-694-7756 / josh@smithbilthomes.com

Phone / Email

CURRENT PROPERTY INFO

Primos Land Company, LLC **4909 Ball Road Knoxville TN 37931** **865-694-7756 / josh@smithbilt**

Owner Name (if different) Owner Address Owner Phone / Email

3324 SWAFFORD RD

Property Address

103 073 (part of)

50.54 acres

Parcel ID Part of Parcel (Y/N)? Tract Size

West Knox Utility District

West Knox Utility District

No

Sewer Provider Water Provider Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

DEVELOPMENT REQUEST

<input checked="" 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) Detached residential subdivision	

SUBDIVISION REQUEST

Rowland Manor	Related Rezoning File Number
Proposed Subdivision Name	
<u>Phase 1</u>	<u>70</u>
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 Rezoning 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 <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$1,600.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	Fee 2	
	Fee 3	

AUTHORIZATION

By signing below, 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. If there are additional owners or option holders, each additional individual must sign the Property Owners/Option Holders Form.

Josh Sanderson	10/24/2024
Applicant Signature	Date

Primos Land Company, LLC	10/24/2024
Property Owner Signature	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
 - PA
- Rezoning

Josh Sanderson

Applicant Name		Affiliation
9/30/2024	12/12/2024	File Number(s) 12-SB-24-C 12-C-24-DP
Date Filed	Meeting Date (if applicable)	

CORRESPONDENCE

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

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

Josh Sanderson		Smithbilt Homes	
Name		Company	
4909 Ball Road	Knoxville	TN	37931
Address		City	State
865-694-7756		josh@smithbilthomes.com	
Phone		Email	

CURRENT PROPERTY INFO

Property Owner Name (if different)	Property Owner Address	Property Owner Phone
3324 Swafford Road	103 073	
Property Address	Parcel ID	
WKUD	WKUD	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

East side of Swafford Rd, northwest side of Sam Lee Rd, south of Guinn Rd		50.54 acres
General Location		Tract Size
<input type="checkbox"/> City <input checked="" type="checkbox"/> County	6	PR < 3 du/ac
District	Zoning District	Existing Land Use
	RL, HP, SP	Rural Area
Planning Sector	Land Use / Place Type CITY COUNTY	Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Home Occupation (specify) _____

Detached residential subdivision

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Rowland Manor

Proposed Subdivision Name

1/1

Unit / Phase Number

Combine Parcels

Divide Parcel

70

Total Number of Lots Created

Related Rezoning File Number

Other (specify) _____

Attachments / Additional Requirements

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

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

\$1,600.00

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



Josh Sanderson

Please Print

06/24/24

Date

865-694-7756

Phone Number

Josh@smithbilthomes.com

Email

Property Owner Signature



Josh Sanderson

Please Print

10/24/2024, SG

Date Paid

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/29/2024

12/13/2024

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

- Yes No
- No, but I plan to prior to the Planning Commission meeting

Applicant Signature 

Josh Sanderson

Applicant Name

10/28/2024

Date

12-SB-24-C & 12-C-24-DP

FILE NUMBER