

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

## CONCEPT PLAN



File Number: 11-SA-18-C      Related File Number: 11-A-18-UR  
Application Filed: 9/19/2018      Date of Revision:  
Applicant: SMITHBILT HOMES LLC

### PROPERTY INFORMATION

General Location: Northwest side of Schaad Rd., northeast of Grassy Creek Way  
Other Parcel Info.:  
Tax ID Number: 79 02903 & 031      Jurisdiction: County  
Size of Tract: 8 acres  
Accessibility: Access is via Schaad Road, a minor arterial street, with a pavement width of 88' within a 112' right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land  
Surrounding Land Use: North: Golf course and residence - OS-1 (Open Space Preservation) and A (Agricultural)  
South: Residences - A (Agricultural), RB (General Residential) and CA (General Business)  
East: Residences and golf course - A (Agricultural), RB (General Residential) and OS-1 (Open Space Preservation)  
West: Vacant land - A (Agricultural) and RB (General Residential)  
Proposed Use: Detached Residential Subdivision      Density: 4.125 du/ac  
Sector Plan: Northwest County      Sector Plan Designation:  
Growth Policy Plan: Urban Growth Area (Outside City Limits)  
Neighborhood Context:

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 4309 Schaad Rd  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) Pending  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

### PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

### ***SUBDIVISION INFORMATION (where applicable)***

**Subdivision Name:** Primos Single Family Development on Schaad Road (FKA: Grassy Creek Villas)

**No. of Lots Proposed:** 33      **No. of Lots Approved:** 0

**Variances Requested:** 1. Intersection spacing variance between Road A and Beaver Ridge Rd., from 400' to 288'.  
2. Vertical curve variance on Road A at STA 0+70 from 50' to 35' (K of 25 to a K of 18.23).

**S/D Name Change:**

### ***OTHER INFORMATION (where applicable)***

Other Bus./Ord. Amend.:

### ***PLANNING COMMISSION ACTION AND DISPOSITION***

**Planner In Charge:** Tom Brechko

**Staff Recomm. (Abbr.):** APPROVE variance 1 because site location restricts compliance with the Subdivision Regulations and the variance will not create a health or safety hazard.  
DENY Variance 2 (No hardship)

APPROVE the Concept Plan subject to 9 conditions.

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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. During the design plan stage of the subdivision, the applicant shall provide design details to the Knox County Department of Engineering and Public Works for review and approval for the entrance design for the subdivision. A stop bar, ADA ramps and crosswalk shall be provided to accommodate the existing sidewalk along Schaad Rd.
4. Knox County's proposed widening project for Schaad Rd. will include a median across the front of this property which will restrict access to this subdivision to right-in/right-out movements only. The final plat shall clearly identify this future access restriction as a notice to future homeowners.
5. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) 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.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. On the final plat, including the line of sight easement across Lots 26 and 27 as identified on the concept plan (200' minimum distance) and as required by the Knox County Department of Engineering and Public Works.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas and drainage system.
9. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

**Comments:** The applicant is proposing to develop this 8 acre tract with 33 detached residential lots at a density of 4.125 du/ac. The proposed subdivision will have access to Schaad Rd., a minor arterial street.

The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on October 11, 2018 (10-K-18-RZ). The Knox County Commission will consider the rezoning request on November 19, 2018.

The proposed subdivision is located along a section of Schaad Rd. that is scheduled for widening in the next couple of years by Knox County. While turning movements in and out of the proposed subdivision would not be restricted at this time, the future road improvements include a median across the front of this property which will restrict access to this subdivision to right-in/right-out movements only.

A sidewalk will be provided within the development that will allow a pedestrian connection to the existing sidewalk that is located along Schaad Rd.

The applicant has requested a reduction of the peripheral setbacks for this subdivision due to the shape of the property. A reduction from 35' to 25' is requested along the western property boundary for the common area and Lots 1-7. A reduction from 35' to 20' is requested along the rear property (and subdivision boundary) line for Lots 16-33. Staff is supporting the requested reductions as identified on the concept plan.

**Action:** Approved

**Meeting Date:** 11/8/2018

**Details of Action:**

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**Summary of Action:**

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DENY Variance 2 (No hardship)

APPROVE the Concept Plan subject to 9 conditions.

**Date of Approval:**

11/8/2018

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:** ☐ **Action Appealed?:**

## LEGISLATIVE ACTION AND DISPOSITION

**Legislative Body:**

Knox County Chancery Court

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**