

**12-SC-20-C / 12-E-20-UR
CONCEPT PLAN/USE ON REVIEW**



Detached residential subdivision in PR (Planned Residential) pending

Petitioner: Primos Land Company, LLC
Miller Farm Subdivision

Map No: 78

Jurisdiction: County



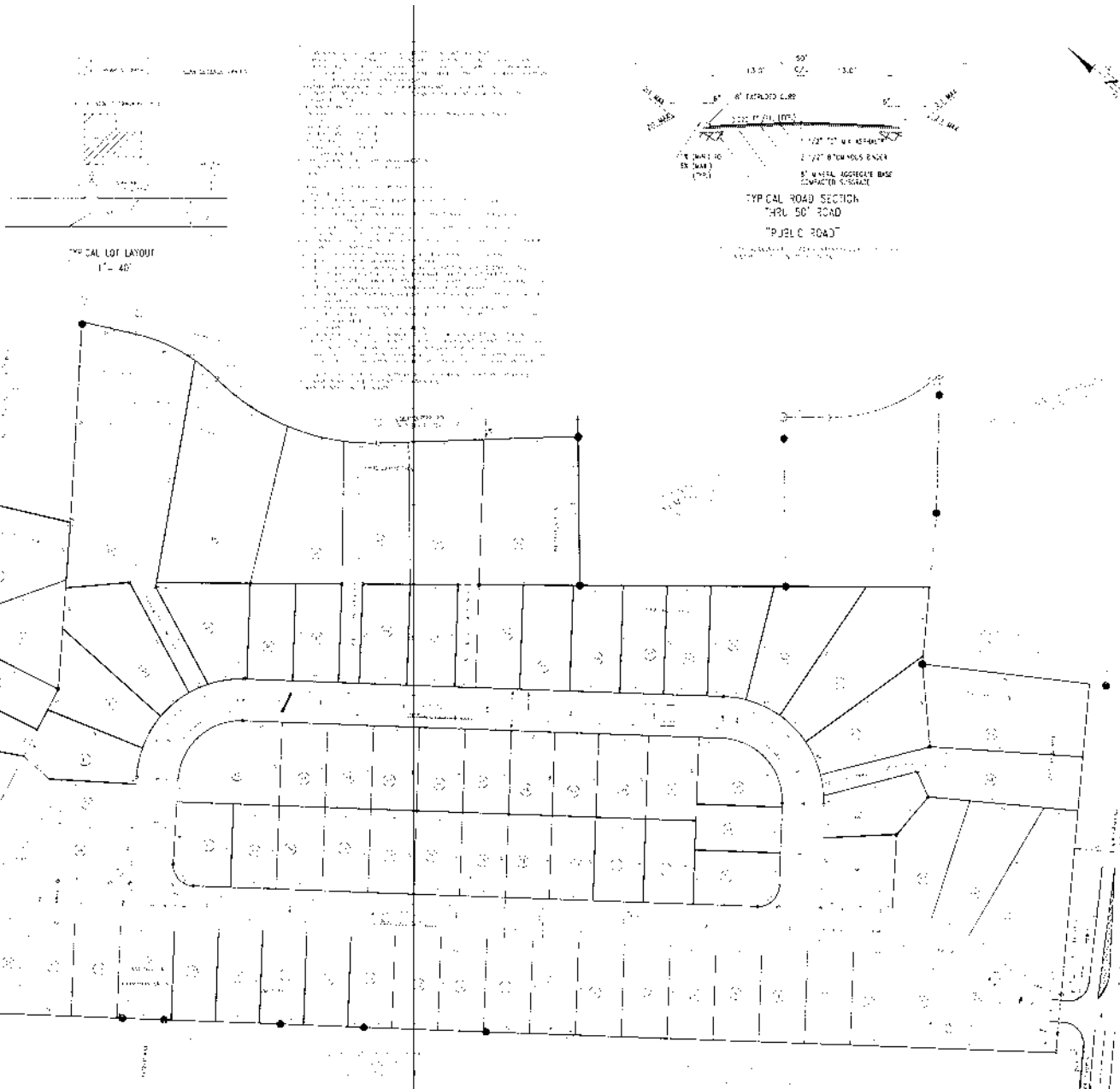
Original Print Date: 11/6/2020

Revised:

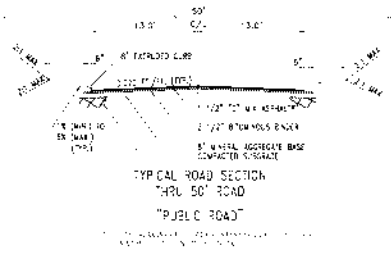
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRUCK SAFETY
CONTRACTOR SHALL SHOW AND MARK ALL OPEN CUT TRENCHES AND
POTHOLE REPAIRS AND ALL LOCAL ORDINANCES TO
COMPLY WITH. CONTRACTOR SHALL OBTAIN ALL NECESSARY
PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES
AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THEM.
CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES
AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THEM.

NOTE:
CONTRACTOR TO VERIFY EXISTING
UTILITIES BEFORE START OF CONSTRUCTION



TYPICAL LOT LAYOUT
1" = 40'



NOTE:
THREE DAYS PRIOR TO ANY earth-work
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
"TENNESSEE ONE-CALL"
1-800-351-1111
RECORD AND HAVE YOUR
CONFIRMATION NUMBER: 160926614
CONFIRMATION NUMBER: 160985278

12-E-20-UR
12-SC-20-C



File No.: 12-SC-20-C / 12-E-20-UR
Date submitted: 11/23/2020

These plans have not been reviewed by
Planning Staff and may not be finalized.

PLANNING
KNOX COUNTY, TENNESSEE
COMMUNITY DEVELOPMENT
1000 MARKET STREET
KNOXVILLE, TN 37902
TEL: 865.592.2200
WWW.KNOXCOUNTY.TN.GOV

APPROVED BY:
WILLIAM A. LAYTON
22c2d

Checked by:
[Signature]



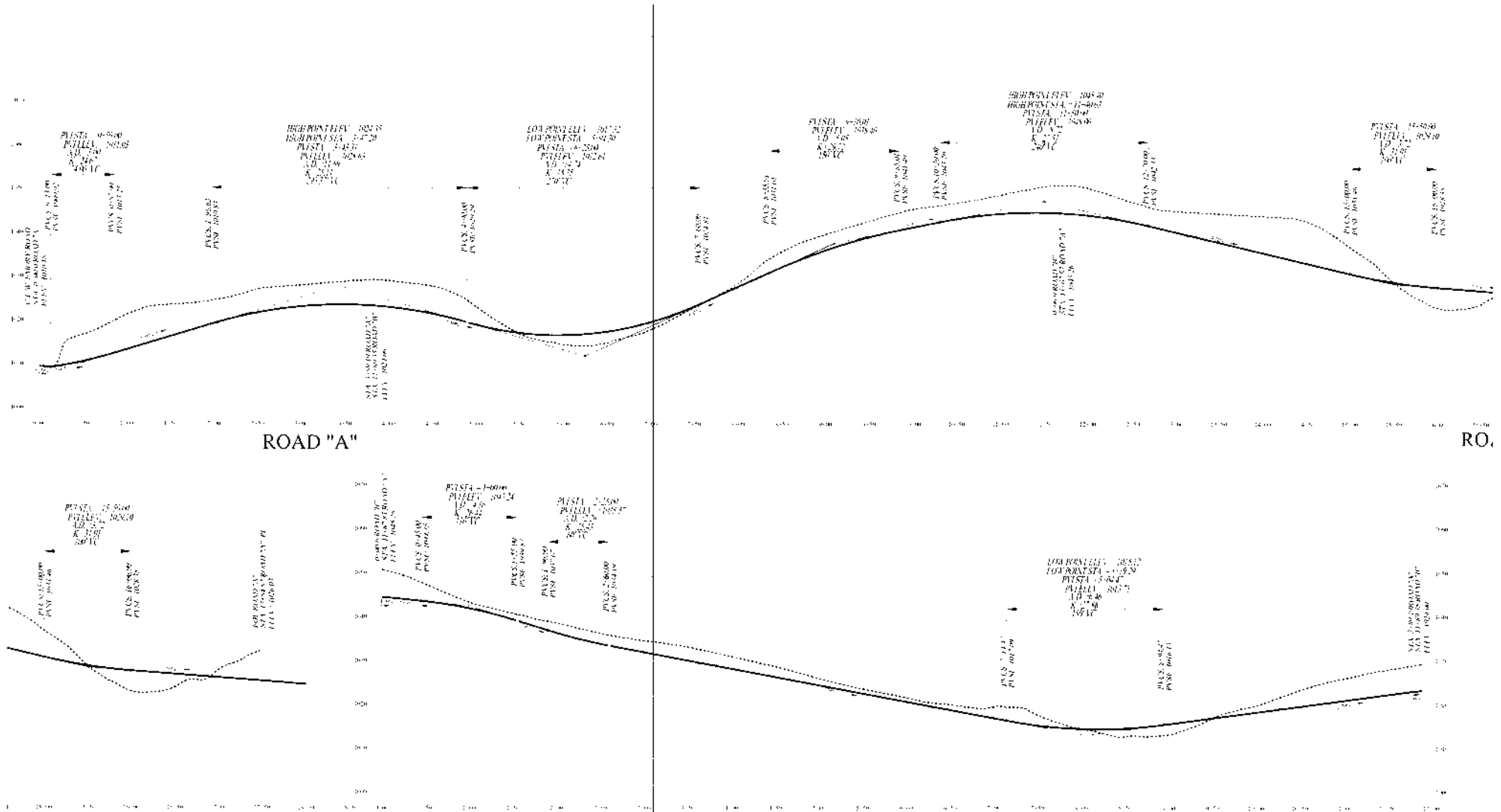
SOUTHLAND ENGINEERING CONSULTANTS, LLC
2020 W. W. WOODS BLVD
KNOXVILLE, TENNESSEE 37918
PHONE: (865) 599-2756
FAX: (865) 593-5588
www.southlandeng.com

SCALE
HORIZONTAL: 1" = 60'
VERTICAL: 1" = 20'
DATE
10-20-2020

USED REFERENCES:
NSI # 201902120047867
SCALE IN FEET
0 60 120

CONCEPT PLAN
FOR MILLER FARM SUBDIVISION
ON W. EMORY ROAD
C.T. MAP 078, PARCEL 018
DISTRICT 6, KNOX COUNTY, TENNESSEE

SHEET 1 OF 3 SHEETS



ROAD "A"

ROAD "B"

ROAD "A"

ROAD "B"

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL "FRESH SURF"
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUTS, TRENCHES AND
DITCHES TO PREVENT COLLAPSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND
APPROVALS FROM THE APPROPRIATE AGENCIES.

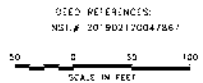
NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

12-SC-20-C
12-E-20-UR

DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

SCALE: 1" = 40' HORIZONTAL, 1" = 10' VERTICAL

SCALE: 1" = 40' HORIZONTAL, 1" = 10' VERTICAL
DATE: 10-20-2020



GRID REFERENCES:
NSR # 201902120047867

ENGINEER: [Name]
SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL OFFICE: [Address]
INDYVILLE, TENNESSEE 37033
PHONE: [Phone Number]
FAX: [Fax Number]
WWW.SOUTHLANDENGINEERING.COM



File No.: 12-SC-20-C / 12-E-20-UR
Date submitted: 11/23/2020

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Planning Staff and may not be finalized.



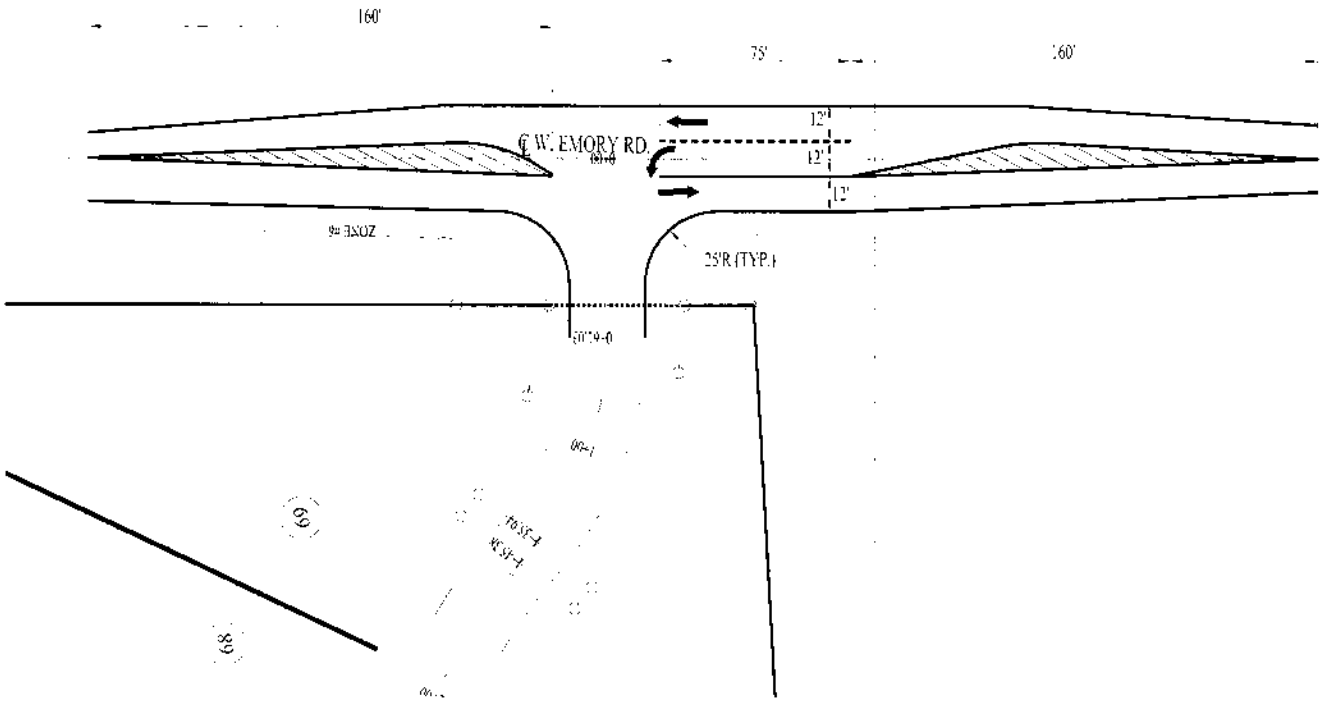
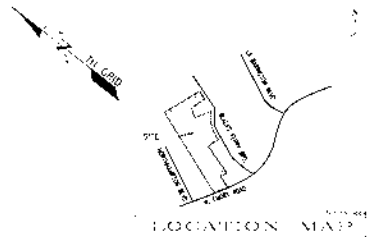
ROAD PROFILE PLAN
FOR MILLER FARM SUBDIVISION
ON W. EMORY ROAD
C.T. MAP 078, PARCEL 038
DISTRICT 6, KNOX COUNTY, TENNESSEE

SHEET 2 OF 3 SHEETS

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRUCK SAFETY.
CONTRACTOR SHALL SHOW AND BRACE ALL OPEN CUTS THAT ARE
REQUIRED BY STATE AND LOCAL LAWS AND LOCAL ORDINANCES TO
CONFORM WITH REQUIREMENTS FOR ALL TYPES OF CUTS. THE
DESIGN PROFESSIONAL'S CONTRIBUTION TO THE PROJECT IS LIMITED
TO THE PREPARATION OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND
ADDITIONAL UTILITY MARKING SHALL BE ADDED BY THE CONTRACTOR.

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: 160926614
CONFIRMATION NUMBER: 160985276



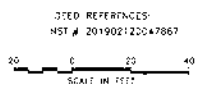
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE IMPROVEMENTS SHOWN ON THESE PLANS.

Planning
CONSULTANTS, LLC
File No.: 12-SC-20-C / 12-E-20-UR
Date submitted: 11/23/2020
These plans have not been reviewed by
Planning Staff and may not be finalized.



SOUTHLAND ENGINEERING CONSULTANTS, LLC
1409 S.W. 85th Ave.
Davie, FL 33317
Phone: (954) 875-1111
Fax: (954) 875-1111
E-MAIL: info@southlandeng.com

SCALE
HORIZONTAL: 1" = 10'
VERTICAL: 1" = 2'
DATE
10-20-2020



DEED REFERENCES:
NST # 20190212047867

12-SC-20-C 12-E-20-UR

W. EMORY RD. IMPROVEMENT PLAN
FOR MILLER FARM SUBDIVISION
ON W. EMORY ROAD
C.T. MAP 078, PARCEL C58
DISTRICT 6, KNOX COUNTY, TENNESSEE

SHEET 3 OF 3
DATE: 11/23/2020



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

Applicant Name: Primos Land Company, LLC Affiliation: _____

Date Filed: 10/26/2020 Meeting Date (if applicable): 12/10/2020

File Number(s)
12-SC-20-C
12-E-20-UR

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: Wanis A. Rghelbi Company: SEC, LLC

Address: 4909 Ball Rd. City: KNOXVILLE State: TN ZIP: 37931

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

CURRENT PROPERTY INFO

Owner Name (if different): Primos Land Company LLC Owner Address: _____ Owner Phone: 865-694-7756

Property Address: 5913 W. Emory Rd Powell, TN 37049 Parcel ID: TaxMAP 078, parcel 038

STAFF USE ONLY

General Location: N/S W Emory Rd due west of Blacks Ferry Rd Tract Size: 24.39 ac +/-

Jurisdiction (specify district above): City County Zoning District: CA . A

Planning Sector: Northwest County Sector Plan Land Use Classification: LDR Growth Policy Plan Designation: Planned Growth

Existing Land Use: AgForVac Septic (Y/N): N Sewer Provider: WKUD Water Provider: WKUD.

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

Proposed Subdivision Name Miller Farm SID
Related Rezoning File Number
 Unit / Phase Number _____
 Combine Parcels
 Divide Parcel
 Total Number of Lots Created 95
 Other (specify) _____
 Attachments / Additional Requirements

ZONING REQUEST

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

STAFF USE ONLY

<p>PLAT TYPE <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission</p> <p>ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request</p> <p>ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat) <input checked="" type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Fee 1</td> <td style="width: 20%;"></td> <td style="width: 20%;"></td> </tr> <tr> <td></td> <td style="text-align: center; font-size: 1.2em;">\$3739.00</td> <td style="text-align: center;">Total</td> </tr> <tr> <td>Fee 2</td> <td></td> <td></td> </tr> <tr> <td>Fee 3</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td style="text-align: center; font-size: 1.2em;">\$3739.00</td> </tr> </table>	Fee 1				\$3739.00	Total	Fee 2			Fee 3					\$3739.00
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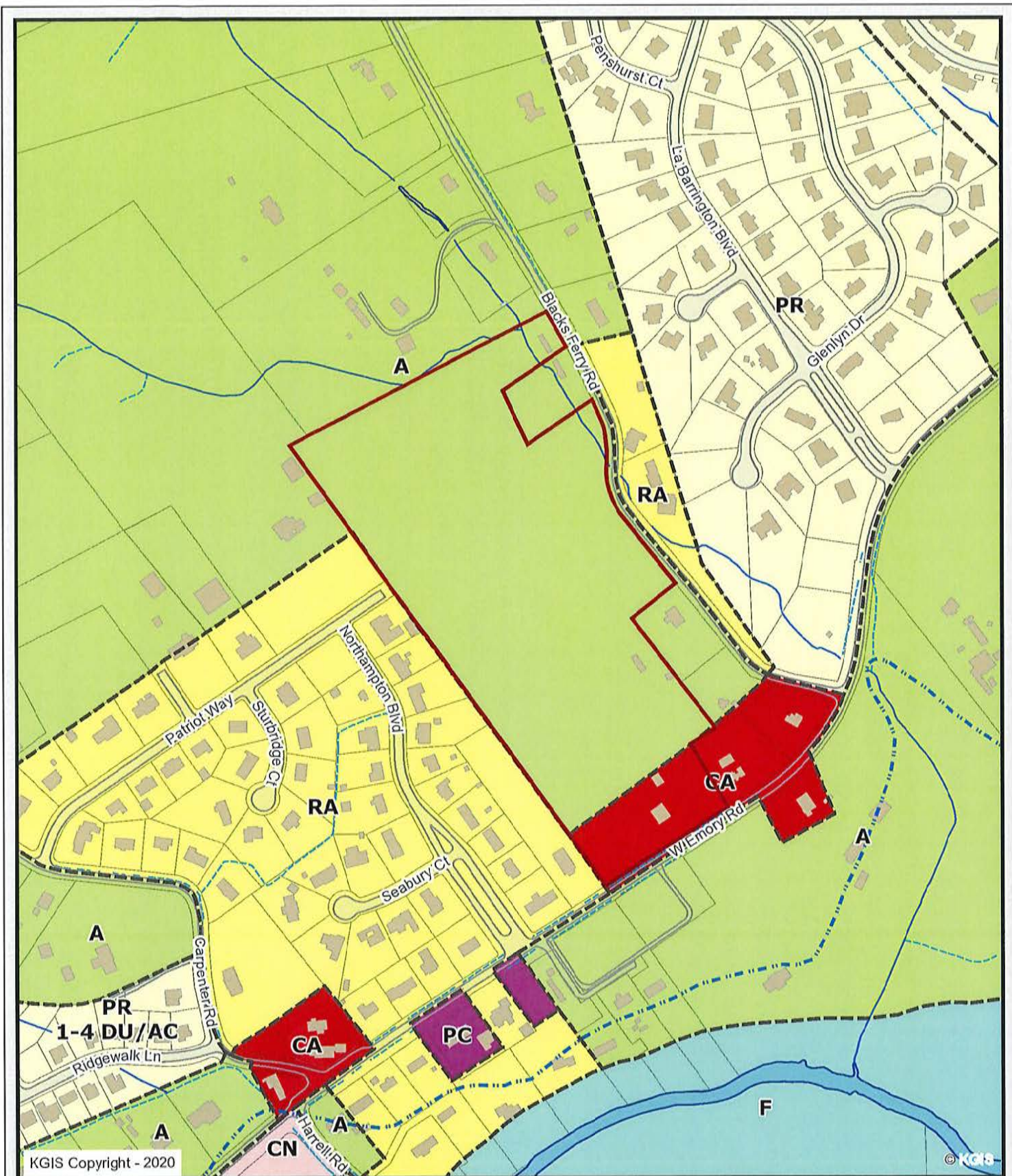
AUTHORIZATION

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

Wanda R. Heber
 WANDIS A. RHEBER
 10/26/20
 Applicant Signature
 Please Print
 Date

865-694-7756
 wrheber@sengconsultants.com
 Phone Number
 Email

Marc Payne
 Marc Payne
 10/26/2020
 Staff Signature
 Please Print
 Date



Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

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