



**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** S & E Properties on Schaeffer Road  
**Surveyor:** Barge, Waggoner, Sumner & Cannon  
**No. of Lots Proposed:** 7                    **No. of Lots Approved:** 0  
**Variances Requested:** 1. Property line transition radius from 75' to 50' at the intersection of the future road and Schaeffer Rd.  
**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Dan Kelly  
**Staff Recomm. (Abbr.):** APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations.  
APPROVE the concept plan subject to 12 conditions  
**Staff Recomm. (Full):**  
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2. Meeting all requirements of the Knox County Dept. of Engineering and Public Works.  
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.  
4. Provision of a street and subdivision name that is consistent with the Uniform Street Naming and Addressing System within Knox County, 91-1-102.  
5. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.  
6. Correcting the proposed road cross section to meet the requirements of the Knox County Dept. of Engineering for a commercial/industrial road.  
7. Correcting the proposed grade at the intersection of Schaeffer Rd. and the proposed future road to meet the requirements of the Subdivision Regulations.  
8. Providing right-of-way dedication equal to 30' from the centerline of Schaeffer Rd. along the entire frontage of this site.  
9. Provision of 75' transition radii at the cul de sac.  
10. Approval of Certificate of Appropriateness from the Tenn. Technology Corridor Development Authority before any building permits are granted for structures in this development.  
11. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in each direction on Schaeffer Rd. from all proposed driveways and the proposed public road.  
12. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

**Comments:** This is a 6.4 acres site on the east side of Pellissippi Parkway and the west side of Schaeffer Rd. The applicants are proposing a seven lot commercial subdivision. The site is zoned CB (Business and Manufacturing) zone and TO (Technology Overlay) zone. A Certificate of Appropriateness from the Tenn. Technology Corridor Development Authority is not required until building permits are needed. The Tenn. Dept. of Environment and Conservation (TDEC) has identified a wetland area on this site. They have instructed the applicants on the required precautions that will need to be taken to preserve the wetland area.

**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 all utilities are in place to serve this site.
- 2. The proposed commercial subdivision is consistent in use and intensity with the recent zoning and development in the area.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

- 1. The proposed commercial subdivision meets the standards for development within the CB (Business & Manufacturing)) Zone and all other requirements of the Zoning Ordinance.
- 2. The proposed subdivision 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 nonresidential traffic through residential areas.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes commercial development to occur on this site. Development of this site as proposed conforms to the Sector plan.

**MPC Action:** Approved **MPC Meeting Date:** 1/8/2004

**Details of MPC action:**

**Summary of MPC action:** APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations.

APPROVE the concept plan subject to 12 conditions

**Date of MPC Approval:** 1/8/2004 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**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:**