

**CASE SUMMARY**  
**APPLICATION TYPE: SUBDIVISION**  
**CONCEPT PLAN**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

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**File Number:** 10-SA-03-C                      **Related File Number:**  
**Application Filed:** 9/3/2003                      **Date of Revision:**  
**Applicant:** REGENCY ASSOCIATES II  
**Owner:** SHAGAN FAMILY PARTNERS LP

**PROPERTY INFORMATION**

**General Location:** East side of Sherrill Bv., south of Mabry Hood Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 207 & 215                      **Jurisdiction:** County  
**Size of Tract:** 13.58 acres  
**Accessibility:** Access is via Sherrill Bv., a four lane collector street.

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** Property in the area is zoned BP, PC-2, C-4 and PC commercial and TO technology overly. Development in the area consists of commercial, office and distribution facilities.  
**Proposed Use:** Commercial subdivision                      **Density:**  
**Sector Plan:** Northwest County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

**ZONING INFORMATION (where applicable)**

**Current Zoning:** CB (Business and Manufacturing) & TO (Technology Overlay)  
**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:** Sherrill Lane Business Park  
**Surveyor:** ETE Consulting Engineer, Inc.  
**No. of Lots Proposed:** 9                    **No. of Lots Approved:** 0  
**Variances Requested:** None  
**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 the concept plan subject to 9 conditions  
**Staff Recomm. (Full):**  
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.  
2. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.  
3.. Connection to sanitary sewer and meeting any other requirement of the Knox County Health Dept.  
4. 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 staff.  
5. Eliminate notes 9 and 14 on the plan dealing with building setbacks and signage. The TTCDA review process will address both of these issues.  
6. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).  
7. Eliminate the proposed planter in the ROW at the entrance to the development or revise the plan in accordance with Knox County's standard boulevard section.  
8. Provide a 75' property line transition radius at the cul de sac.  
9. Provide a 75' property line radius at the entrance to the development.

**Comments:** The applicant is proposing to divide this 13.5 acre site into 9 lots. This will be a commercial development with lots ranging in size from one acre to 2.7 acres. Access to the development will be from Sherrill Bv. which is a four lane street. Development of the lots will be require review and approval by the Tennessee Technology Corridor Development Authority.

### **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 subdivision development in the area.
3. Access to this project will be limited to the internal street system.

### **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 and Manufacturing) Zone and all other requirements of the Zoning Ordinances.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: It 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 additional traffic through residential areas.

### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector permits MU (office, commercial & medium density residential) development to occur on this site. Development of this site as proposed conforms to the Sector plan.

**MPC Action:** Approved

**MPC Meeting Date:** 10/9/2003

**Details of MPC action:**

**Summary of MPC action:** APPROVE the concept plan subject to 9 conditions

**Date of MPC Approval:** 10/9/2003

**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:**