

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SB-17-C **Related File Number:**
Application Filed: 9/25/2017 **Date of Revision:**
Applicant: ALICIA MCAULEY - MICHAEL BRADY INC.

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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PROPERTY INFORMATION

General Location: South end of Century Park Blvd., northeast side of Sherrill Blvd., west side of Mabry Hood Rd.
Other Parcel Info.:
Tax ID Number: 118 17716 **Jurisdiction:** City
Size of Tract: 23.7 acres
Accessibility: Access is via Century Park Blvd., a two lane divided median Joint Permanent Easement (JPE) within a 70' right-of-way with access out to Dutchtown Rd., a minor arterial street with a five lane section within a required right-of-way of 88'. An access driveway is also proposed out to Sherrill Blvd., a major collector street with a four lane pavement section with a required right-of-way of 100'.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Business Park - C-6 (General Commercial Park) / TO-1 (Technology Overlay)
South: Mixed businesses - C-6 (General Commercial Park) / TO-1 (Technology Overlay)
East: Residences - A (Agricultural) & A-1 (General Agricultural)
West: Church and Pellissippi Parkway - C-6 (General Commercial Park) / TO-1 (Technology Overlay) & BP-1 (Business and technology Park) / TO-1 (Technology Overlay)
Proposed Use: Financial Institution **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 10209 Sherrill Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park) / TO-1 (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: Century Park, Phase II

No. of Lots Proposed: 1 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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 10 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Vehicular access to the site is limited to access to the extension of Century Park Blvd. and a single access out to Sherrill Blvd.
3. Sidewalks with a minimum width of 5', and meeting the City of Knoxville and the Americans with Disabilities Act (ADA) requirements, shall be installed following the proposed sidewalk layout identified on the revised "Pedestrian Connectivity Exhibit" for the existing Concept Plan (2-SB-14-C, dated April 23, 2014) and as modified on the revised JPE terminus that is a part of this concept application. The sidewalks identified as Phase 1 on the revised plan shall be installed by the developer (Pellissippi Dutchtown General Partnership) as part of the next C-6 development (TVA Employees Credit Union, 10-A-17-C6) for which a building permit is issued. The Phase 1 sidewalks and the sidewalks along the Joint Permanent Easement (JPE) frontage and internal to the site for that specific development shall be completed with final approval by the City of Knoxville Department of Engineering prior to a certificate of occupancy being issued for any building on the development lot. The remaining sidewalks identified on the revised plan shall be approved and installed as part of the C-6 development approval for each lot within the subdivision. Under future phases, each sidewalk segment along the JPE serving the Subdivision and the sidewalks internal to a specific C-6 development, shall be completed and approved by the City of Knoxville Department of Engineering prior to a certificate of occupancy being issued for any building on the C-6 development lot. The Knoxville Department of Engineering may approve a 10' wide asphalt sidewalk or greenway in-lieu-of the 5' wide concrete sidewalk.
4. Implementation by the developer (Pellissippi Dutchtown General Partnership) of any recommended improvements identified in the Traffic Impact Study prepared by Cannon & Cannon Inc., dated November 28, 2017 and as revised and approved by the City of Knoxville Department of Engineering, Knox County Department of Engineering and Public Works and Planning Commission staff. The improvements shall be installed to the standards and schedule as approved by the City of Knoxville Department of Engineering and Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. If any building construction is proposed within the 50 buffer area around any designated sinkhole, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knoxville Department of Engineering for consideration. Any construction in these areas is subject to approval by the City following review of the report. Engineered footings must be designed for these areas.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration and construction within any sinkholes.
8. Working with the Knox County Parks Planning & Development Manager on the possible greenway route for the Knox to Oak Ridge Greenway through the Century Park Development.
9. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
10. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

With the conditions noted, this plan meets the requirements for approval of a concept plan.

Comments: The applicant is proposing to subdivide this 23.7 acre tract into a single lot with a modification of the cul-de-sac turnaround for Century Park Blvd., the existing private street/Joint Permanent Easement

(JPE) that provides access out to Dutchtown Rd. The existing concept plan that was approved by the Planning Commission on May 8, 2014 (with an extended approval until May 2018) was for the subdivision of a 39.35 acre tract into 8 lots. Under that approval, this portion of the property was proposed for 5 lots.

The proposed lot is part of a business park development that is located in the C-6 (General Commercial Park) and TO-1 (Technology Overlay) zoning districts. Vehicular access to the site will be limited to access to the extension of Century Park Blvd. and a single access out to Sherrill Blvd.

A Traffic Impact Study was prepared for the proposed development by Cannon & Cannon Inc. A traffic signal at the intersection of Century Park Blvd and Dutchtown Rd and off-site turn lane improvements are needed as a result of the existing and proposed development from this business park.

The existing concept plan included a proposed sidewalk master plan for the Century Park at Pellissippi Subdivision identified as a "Pedestrian Connectivity Exhibit" (dated April 23, 2014) which was made part of the approval. Staff is recommending incorporating that plan as a part of this new concept plan approval as condition #3 under Staff's recommended conditions.

The applicant has expressed concerns (see attached letter) about the County's proposed Knox to Oak Ridge Greenway being routed through this site and the Century Park Development. It is staff's position that this site is an important link in making this greenway work and is recommending that the applicant work with the County on this project.

Action: Approved **Meeting Date:** 12/14/2017

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 10 conditions:

Date of Approval: 12/14/2017 **Date of Denial:** **Postponements:** 11/9/2017

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: