CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:12-SD-07-CRelated File Number:Application Filed:11/5/2007Date of Revision:Applicant:SCRIPPS NETWORK INC.

PROPERTY INFORMATION

General Location:	North of Sherrill Blvd., east of Pellissippi Pkwy.		
Other Parcel Info.:			
Tax ID Number:	119 P A 001, 131 - 104 & 104.01	Jurisdiction:	City & County
Size of Tract:	37.4 acres		
Accessibility:	Access is via Sherrill Bv., a four lane major collector street.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Office building & vacant land		
Surrounding Land Use:	Property in the area is zoned CA, C-3 and PC-1 commercial, TO Technology Overlay and RP-1 residential. Development in the area consists of a golf course, a furniture store and the existing Scripps Network facilities.		
Proposed Use:	Office /commercial de	evelopment	Density:
Sector Plan:	Northwest County	Sector Plan Designation:	
Growth Policy Plan:	Urban 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:

C-3 (General Commercial)/TO-1 (Technology Overlay), PC-1 (Planned Commercial), RP-1 (Planned Residential) & PR (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Scripps Network

No. of Lots Proposed: 2 No. of Lots Approved: 0

Variances Requested: None

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MF	PC ACTION AND DISPOS	SITION
Planner In Charge:	Dan Kelly		
Staff Recomm. (Abbr.):	APPROVE the concept plan subject to 9 conditions		
Staff Recomm. (Full):	 Meeting al applicable requirements of the Knoxville and Knox County Zoning Ordinances. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville and Knox County Meeting all applicable requirements of the City of Knoxville Engineering Dept. and the Knox County Dept. of Engineering and Public Works Design review and approval of the proposed cul de sac by the City Engineering Dept. Closing the existing driveways, as noted on the plan, at the time the construction of the proposed Scripps Dr. is completed If any building construction is proposed within the 50' buffer areas around the sinkholes designated on the Concept Plan, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must submitted to the Knoxville Department of Engineering for consideration. Any construction in this area is subject to approval by the City following review of the report. Engineered footings may be required for this area. The sinkholes and 50' buffer shall be designated on the final plat even if they are approved to be filled. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration of the sinkholes. 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. 		
Comments:	Scripps Network, Inc. has purchased 37 acres in the vicinity of their existing facilities to accommodate future growth of the company. The concept plan before MPC for consideration proposes a new road that will provide access to the Scripps property as well as the existing Dead Horse lake Golf Course. The road is designed in a manner that will permit additional lanes to be added if the golf course property is developed for any other use. In order to minimize traffic conflict points, the applicant has agreed to close the existing golf course driveway and the driveway to the former nursery site at the time the new road is completed. Two small sinkholes are located on the site. A 50' building buffer around the top of sinkholes has been shown on the concept plan. Construction within the buffer area may be permitted if a geotechnical study of the area is reviewed and approved by the Knoxville engineering Dept. A permit from the Tenn. Dept. of Environment and Conservation will be required if the applicant proposes to alter the sinkholes.		
MPC Action:	Development Aut Approved	inonty.	MPC Meeting Date: 12/13/2007
Details of MPC action:			
Summary of MPC action:	APPROVE the concept plan subject to 9 conditions		
Date of MPC Approval:	12/13/2007	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:	