

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 2-SB-14-C **Related File Number:**
Application Filed: 1/6/2014 **Date of Revision:**
Applicant: COMMERCIAL & INVESTMENT PROPERTIES

PROPERTY INFORMATION

General Location: Southeast side of Dutchtown Rd., northeast side of Sherrill Blvd.
Other Parcel Info.:
Tax ID Number: 118 17713 **Jurisdiction:** City
Size of Tract: 39.35 acres
Accessibility: Access is via Dutchtown Rd., a minor arterial street with a five lane section within a required right-of-way of 88'.

GENERAL LAND USE INFORMATION

Existing Land Use: Business park
Surrounding Land Use: North: Pellissippi Parkway and Dutchtown Rd. interchange and vacant land / A (Agricultural) / TO (Technology Overlay) & BP (Business and Technology) / TO (Technology Overlay)
South: Mixed businesses / C-6 (General Commercial Park) / TO-1 (Technology Overlay)
East: Business Park and residences / C-6 (General Commercial Park) / TO-1 (Technology Overlay) and A (Agricultural)
West: Church and Pellissippi Parkway / A (Agricultural) / TO (Technology Overlay) & BP-1 (Business and technology Park) / TO-1 (Technology Overlay)
Proposed Use: Business Park Subdivision **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:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park) / TO-1 (Technology Overlay) & BP-1 (Business and technology Park) / TO-1
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 at Pellissippi

No. of Lots Proposed: 8 No. of Lots Approved: 8

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 9 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. All lots shall have access only to the internal street system except Lot 1 which will be allowed restricted access to Dutchtown Rd.
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 Concept Plan (dated April 23, 2014). The sidewalks identified as Phase 1 on the revised plan shall be installed by the developer as part of the next C-6 development 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.
4. Installing a traffic signal at the intersection of Century Park Blvd. and Dutchtown Rd. at such time that it is warranted by actual traffic volumes. A traffic signal warrant analysis may be required by Planning Commission staff for any future C-6 development review application within the Century Park development. The cost of the traffic signal and the traffic signal warrant analysis shall be born by the developer. The design and installation of the traffic signal is subject to approval by the Knox County Department of Engineering and Public Works and the Knoxville Department of Engineering.
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 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. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
9. 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 39.35 acre tract into 8 lots for a business park development under the C-6 (General Commercial Park) and TO-1 (Technology Overlay) zoning districts. As proposed, the majority of the lots will be served by the existing private streets/Joint Permanent Easements (JPE) that provide access out to Dutchtown Rd., a minor arterial street.

The original concept plan (5-SL-04-C) for Century Park Subdivision was approved on May 13, 2004. The original approval was for 19 lots on 81.54 acres. To date, 8 development lots have been created

within the subdivision. The original concept plan approval for the balance of the subdivision has expired.

The Traffic Impact Study (TIS) that was prepared for the original concept plan has been updated for this new concept plan. A copy of the Executive Summary from the revised TIS is attached to this report. The study identified future off-site street improvements that would be needed in part due to this proposed development. The recommended improvements included turn lane and ramp improvements at the Dutchtown Rd. at Cogdill Rd./Pellissippi Southbound Ramps and the Sherrill Blvd./Pellissippi Northbound Ramps. Since these intersections will be improved through a future Tennessee Department of Transportation / Knox County road improvement project staff is not recommending any condition for those improvements to be a part of this approval. Based on the recommendation from the study, staff has included a condition for the installation of the traffic signal at the intersection of Dutchtown Rd. and Century Park Blvd.

While the original concept plan (which has expired) did not identify sidewalks within the development, a prior Tennessee Technology Corridor Development Authority (TTCDA) application included a letter (copy attached - Item # 5) from the applicant's project manager stating that the "Master Plan for the entire development will depict and provide pedestrian connections around the entire site". At the time the applicant made the commitment to provide pedestrian connections around the entire site (April 2, 2008), the Master Plan did not include the design for pedestrian connections. Staff has now received a proposed sidewalk master plan for the Century Park at Pellissippi Subdivision identified as a "Pedestrian Connectivity Exhibit" (dated April 23, 2014) which is part of the revised Concept Plan. Staff is recommending approval of the proposed sidewalk network subject to condition #3 under Staff's recommended conditions.

Action: Approved **Meeting Date:** 5/8/2014
Details of Action:
Summary of Action: APPROVE the Concept Plan subject to 9 conditions:
Date of Approval: 5/8/2014 **Date of Denial:** **Postponements:** 2/13/2013-4/10/2014
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:**