



## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Holrob/Ratliff Office Building

Surveyor: Fulgum MacIndoe & Assoc.

No. of Lots Proposed: 3                      No. of Lots Approved: 3

Variances Requested: 1. Intersection spacing variance along Schaeffer Rd. between Center Ridge Ln. and the approved entrance road for the commercial subdivision approved on the west side of Schaeffer Rd. (1-SI-04-C), from 300' to 40'.  
2. Reverse curve tangent variance on Center Ridge Road between curve C-2 and C-3 from 50' to 35'.

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 variances 1 and 2 because the site's location and topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Providing a 50' corner radius for the edge of pavement and right-of-way at the intersection of Center Ridge Ln. and Schaeffer Rd.
4. Providing two exiting lanes from Center Ridge Ln. onto Schaeffer Rd. subject to final approval by Knox County Department of Engineering and Public Works.
5. Final design of the access drives off of Center Ridge Ln. subject to approval by Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for alteration of the blue-line stream.
8. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Schaeffer Rd.
9. Place a note on the final plat that all lots will have access only to the internal street system.
10. Meeting all requirements of the approved use on review development plan (File number 7-Q-04-UR).
11. 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 in the BP/TO and OB/TO Zones.

Comments: The applicant is proposing to develop a business park subdivision with a total of three lots on 23.34 acres. The Planning Commission approved a concept and development plan (7-SK-04-C & 7-Q-04-UR) for a three lot subdivision on this site on February 10, 2005. The approved concept plan included a public street that extended approximately 900' into the site from Schaeffer Rd. ending at the southern property line for Lot 3. The applicant is now requesting approval for an extension of the public street an additional 550' along the western side of Lot 3.

The use-on-review approval that was granted in 2005 was for the development of up to five office buildings with a total building area of 68,000 square feet on the BP (Business and Technology Park) / TO (Technology Overlay) portion of the property (Lots 1 & 2). A Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCCA) was approved for that development. A Certificate of Appropriateness from the TTCCA will be required for the proposed development on Lot

3. Since Lot 3 is zoned OB (Office, Medical, and Related Services) / TO (Technology Overlay) a use-on-review approval is not required for the development.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

**MPC Action:** Approved

**MPC Meeting Date:** 4/13/2006

**Details of MPC action:**

**Summary of MPC action:** APPROVE variances 1 and 2 because the site's location and topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions:

**Date of MPC Approval:** 4/13/2006

**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:**