# **CASE SUMMARY**

# APPLICATION TYPE: SUBDIVISION

#### CONCEPT PLAN

File Number: 4-SD-06-C Related File Number:

**Application Filed:** 3/6/2006 **Date of Revision:** 

Applicant: SEQUOYAH LIMITED, LLC

Owner: HOLROB THOMAS LLC



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

# PROPERTY INFORMATION

General Location: Northeast side of Schaeffer Rd., north of Lovell Rd.

Other Parcel Info.:

Tax ID Number: 104 115 Jurisdiction: County

Size of Tract: 23.34 acres

Accessibility: Access is via Schaeffer Rd., a collector street with a 20' pavement width within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and office building under construction

Surrounding Land Use: North: Vacant land and residence / PR (Planned Residential) & A (Agricultural) with TO (Technology

Overlay

South: Businesses and residences / BP (Business and Technology) & CB (Business and

Manufacturing) with TO (Technology Overlay)

East: Residences / PR (Planned Residential) & A (Agricultural) with TO (Technology Overlay) West: Business and residences / CA (General Business) & A (Agricultural) with TO (Technology

Overlay)

Proposed Use: Business park 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: OB (Office, Medical, and Related Services) / TO (Technology Overlay) & BP (Business and

Technology / TO (Technology Overlay)

Former Zoning:

Requested Zoning:

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

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# 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 blueline 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.

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 (TTCDA) was approved for that development. A Certificate of Appropriateness from the TTCDA will be required for the proposed development on Lot

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Comments:

3. Since Lot 3 is zoned OB (Office, Medical, and Related Services) / TO (Technology Overlay) a useon-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:** 

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