

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Century Park at Pellissippi
Surveyor: Cannon & Cannon
No. of Lots Proposed: 19 **No. of Lots Approved:** 19
Variances Requested:
1. Intersection grade variance on Century Park Blvd. at Dutchtown Rd., from 1% to 2%.
2. Intersection grade variance on Road A at Century Park Blvd., from 1% to 1.5%.
3. Intersection grade variance on Road B at Century Park Blvd., from 1% to 1.5%.
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 - 3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
Staff Recomm. (Full): APPROVE the Concept Plan subject to 13 conditions:
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 Knoxville (City Ord. 0-280-90).
3. Installing a traffic signal at the intersection of Century Park Blvd. and Dutchtown Rd. at such time it is warranted by actual traffic volumes. In addition, an eastbound right turn lane should be installed at this intersection on Dutchtown Rd. as part of the County road improvements to Dutchtown Rd.
4. Installing an additional northbound left turn lane on Sherrill Blvd. at Dutchtown Rd.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works for improvements within the right-of-way of Dutchtown Rd.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration and construction within the sinkholes.
8. If any building or roadway construction is proposed within the 50 buffer area around the designated sinkholes (including the sinkholes), 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.
9. Approval of the access to Lot 1 from Mabry Hood Rd., is subject to approval by the Knoxville Department of Engineering after completion of the relocation improvements and turn lanes for Mabry Hood Rd.
10. Any landscaping within the Joint Permanent Easement (JPE) medians and at all intersections shall meet the visibility triangle requirements of the Knoxville Zoning Ordinance.
11. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, drainage system and other commonly held property.
12. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
13. 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: The applicant is proposing to subdivide this 81.54 tract into 19 lots for commercial development under the C-6 (General Commercial Park) and TO-1 (Technology Overlay) zoning districts. The majority of the lots will be served by private streets (Joint Permanent Easements meeting street design standards) with access from Dutchtown Rd. at the midpoint between Sherrill Blvd. and Mabry Hood Rd. The County has road improvements planned for Dutchtown Rd in this area and construction is expected to begin later this year.

A traffic impact study was prepared for the proposed subdivision. The study recommends the installation of a traffic signal at the intersection of Century Park Blvd. and Dutchtown Rd. at such time it is warranted by actual traffic volumes. In addition, an eastbound right turn lane should be installed at this intersection as part of the County road improvements to Dutchtown Rd. An additional northbound

left turn lane on Sherrill Blvd. at Dutchtown Rd. is also recommended. This turn lane can be accomplished primarily by restriping. This improvement will be necessary at such time as the new buildings off of the site driveway on Sherrill Blvd. become occupied.

This site includes a few sinkholes, some of which have been altered over the past few years. The sinkholes have been identified on the concept plan with a 50' buffer designated around them. If any building or roadway construction is proposed within these areas, 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 and obtaining all applicable approvals and permits from TDEC. Engineered footings must be designed for these areas.

MPC's approval or denial of this subdivision request is final, unless the action is appealed to City Council. The date of the City Council appeal hearing will depend on when the appeal application is filed.

MPC Action: Approved **MPC Meeting Date:** 5/13/2004

Details of MPC action:

Summary of MPC action: APPROVE variances 1 - 3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 13 conditions:

Date of MPC Approval: 5/13/2004 **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: