

# 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

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Knoxville, Tennessee 37902  
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**File Number:** 5-SM-07-C                      **Related File Number:** 5-B-07-UR  
**Application Filed:** 4/2/2007              **Date of Revision:**  
**Applicant:** GRAHAM CORPORATION

## PROPERTY INFORMATION

**General Location:** South side Maynardville Pk., west side of Quarry Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 29 20, 21 & PART OF 25 & 31.                      **Jurisdiction:** County  
**Size of Tract:** 60 acres  
**Accessibility:** Access is via Maynardville Hwy., a major arterial street with a pavement width of 34' within 170' wide right-of-way. Additional access is provided by Quarry Rd., a local street with a pavement width of 20' within a 35' wide right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** This PC (Planned Commercial) zoned site is in a rural residential area that has seen recent urban residential and commercial zoning and development under PR, RA and PC and CA zoning.  
**Proposed Use:** Commercial subdivision / shopping center                      **Density:**  
**Sector Plan:** North 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:** PC (Planned Commercial) & F (Floodway)  
**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: Willow Creek  
No. of Lots Proposed: 12                      No. of Lots Approved: 0  
Variances Requested: 1. Vertical curve variance from 318.25' to 191' at sta 30+30 of Quarry Rd.  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Dan Kelly  
Staff Recomm. (Abbr.): DENY variance 1 because the sight distance at the existing driveways would be negatively impacted  
APPROVE the concept plan subject to 8 conditions  
Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)  
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works  
4. The proposed driveway to lot 9 from the main access to Maynardville Hwy. being constructed to permit right turn in and out only  
5. As part of the design plan provide road cross sections for Quarry Rd. and the new connector Rd. All grading for these roads must be done within property controlled by applicant or Knox County. Driveway access to the adjoining properties and sight distance at each these driveways must be maintained  
6. All road and access/traffic circulation improvements called for in the traffic impact study must be implemented on a schedule to be determined by the Knox County Dept. of Engineering and Public Works and the Tenn. Dept. of Transportation (TDOT) as part of the design plan review (see attached)  
7. Obtaining driveway permits and meeting all other applicable requirements of the Tenn. Dept. of Transportation  
8. Provision of a street name(s) which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)  
9. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of environment and Conservation and other appropriate state and federal agencies  
10. Prior to certification of the final plat for the subdivision, establishing a property owners association for the purpose of maintaining the storm water drainage system.  
11. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

Comments: The applicant is proposing a commercial development that will contain over 450,000 square feet of retail space and 9 out parcels for use by restaurants, banks or other retail uses. It is anticipated that two large retailers requiring over 100,000 square feet of space will locate in the development. The site contains over 60 acres and it is located on the south side of Maynardville Hwy. between Old Maynardville Hwy. and Quarry Rd.

As part of this development improvements will be made to Maynardville Hwy. and Quarry Rd. Additionally, a new connector road will be constructed by the developer to create an additional tie between Maynardville Hwy. and Emory Road. These improvements are illustrated on this concept plan. The final design and the timing of the improvements will be determined through the design plan review process and will be coordinated by the Knox county Dept. of engineering and Public Works and the Tenn. Dept. of Transportation.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed commercial subdivision will have a significant impact on local the transportation system. Improvements to roads in the area are planned that will lessen this impact.
2. Other utilities are in place to serve this site.
3. The development of this site for commercial uses may spur further commercial development in the immediate area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed commercial subdivision meets the standards for development within a PC Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed commercial development is consistent with the general standards for uses permitted on review:
  - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The North County Sector Plan proposes this site for general commercial use.
  - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PC (Planned Residential) District).
  - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
  - D. The use will not significantly injure the value of adjacent property.
  - E. The use will draw additional non-residential traffic through the area on streets classified as collector or arterial roads. I

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for commercial use. The PC zoning proposed for the property allows consideration of the plan as proposed.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**MPC Action:**

Approved

**MPC Meeting Date:** 12/13/2007

**Details of MPC action:**

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**Summary of MPC action:**

DENY variance 1 because the sight distance at the existing driveways would be negatively impacted

APPROVE the concept plan subject to 8 conditions

**Date of MPC Approval:**

12/13/2007

**Date of Denial:**

**Postponements:**

5/10/2007-11/8/2007

**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":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**