

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 6-SE-25-C

Related File Number:

Application Filed: 4/28/2025

Date of Revision:

Applicant: DOUGLAS HAWK

PROPERTY INFORMATION

General Location: East side of Sherrill Road and northern terminus of Sellers Lane.

Other Parcel Info.:

Tax ID Number: 118 207, 215

Jurisdiction: County

Size of Tract: 13.91 acres

Accessibility: Access would be via Sherrill Boulevard, a major collector with a 47-ft pavement width within a 1,000-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use: North: Office, agriculture/forestry/vacant land, water - CB (Business and Manufacturing), TO (Technology Overlay), A (Agricultural)
South: Office, single family residential, agriculture/forestry/vacant land - CB (Business and Manufacturing), TO (Technology Overlay), CA (General Business), BP (Business and Technology Park)
East: Agriculture/forestry/vacant land - CB (Business and Manufacturing), TO (Technology Overlay)
West: Pellissippi Parkway right-of-way - ROW (Right-of-Way)

Proposed Use:

Density:

Planning Sector: Northwest County **Plan Designation:** BP (Business Park)

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 437 SELLERS LN

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing), TO (Technology Overlay)

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: Concept Plan of Sherrill Business Park Resubdivision of Parcel 207 & 215 Regency Associates II, LLC

No. of Lots Proposed: 9 No. of Lots Approved: 0

Variances Requested: ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)
1. Increase the intersection grade from 1% to 1.22% at the entrance and Sherrill Blvd.
2. Reduce the corner pavement radius from 75 ft to 50.59 ft.
3. Reduce the corner pavement radius from 75 ft to 70.86 ft.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the concept plan, subject to 8 conditions.

Staff Recomm. (Full):
1. Connecting to sanitary sewer and meeting other relevant utility provider requirements.
2. Providing street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
4. Before recording the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
5. Meet all applicable requirements of the Knox County Zoning Ordinance.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Implementing the recommendations of the Sherrill Boulevard Business Park Traffic Impact Study (TIS) (JMT, 7/24/2024) as required by the City of Knoxville and Knox County Engineering and Public Works during the design plan phase. If the TIS is further revised, it must be submitted to the Planning staff for review and approval by all applicable agencies. All offsite road improvements must be completed prior to recording plats at the expense of the applicant and compliant with Engineering and Public Works' road standards.
8. The cul-de-sac right-of-way radius will be determined by Engineering and Public Works during the design plan phase.

Comments: (Correction 6/9/2025) – Condition #7 added the sentence, "All offsite road improvements must be completed prior to recording plats at the expense of the applicant and compliant with Engineering and Public Works' road standards."

Access to the development is from Sherrill Boulevard, a four-lane minor collector street. The Concept Plan of Sherrill Business Park was approved in 2003 for 9 lots (10-SA-23-C). The public road was built, but the property was never subdivided or developed.

The 12.38 acre property is zoned CB/TO, and the minimum parcel size is 1 acre in the TO zone. The CB zone has no minimum lot size for nonresidential uses. The proposed lots range in size from 1 acre to 2.94 acres. Development of the lots will require review and approval for compliance with the TTCDA Design Guidelines.

Action: Approved with Conditions

Meeting Date: 6/12/2025

Details of Action:

Summary of Action: Approve the concept plan, subject to 8 conditions.

Date of Approval: 6/12/2025 Date of Denial: Postponements:
Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Chancery Court	Date of Legislative Action, Second Reading:
Date of Legislative Action:		Other Ordinance Number References:
Ordinance Number:		Disposition of Case, Second Reading:
Disposition of Case:		If "Other":
If "Other":		Amendments:
Amendments:		Effective Date of Ordinance:
Date of Legislative Appeal:		