

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 7-SK-04-C **Related File Number:** 7-Q-04-UR
Application Filed: 6/7/2004 **Date of Revision:**
Applicant: HOLROB INVESTMENTS, INC
Owner: HOLROB THOMAS LLC

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

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: Residence
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: BP (Business and Technology Park) / TO (Technology Overlay) & OB (Office, Medical & Related Services) / 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: Schaeffer Road Business Park

Surveyor: Studio 7, pllc

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'.

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 variance 1 because the site's location restricts compliance with the Subdivision Regulations, and the proposed variance 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.
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.

Comments: The applicant is proposing to develop a business park subdivision with a total of 3 lots on 23.34 acres. The development will include five office buildings with a total building area of 68,000 square feet. The buildings will be located in clusters on Lots 1 and 2 of the subdivision which is zoned BP (Business and Technology Park) / TO (Technology Overlay). The site is designed with considerable open space and landscaping between the building clusters to create a office park atmosphere. Lot 3 of the subdivision is located on the northern portion of the site in an area that was rezoned by Knox County Commission on October 25, 2004 to OB (Office, Medical & Related Services) / TO (Technology Overlay).

Since the property is within the Technology Overlay, a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) is required for any development. The applicant obtained approval from the TTCDA for the proposed development on Lots 1 and 2 on July 6, 2004. A Certificate of Appropriateness from the TTCDA will be required for development on Lot 3.

There is a blueline stream located on the property that will require a permit from the Tennessee Department of Environment and Conservation for any alteration.

The applicant is proposing parking lots with a 10' x 18' parking stall dimension (180 square feet). The

zoning ordinance requires a parking stall area of 200 square feet. A variance will be required from the Knox County Board of Zoning and Appeals for the 180 square foot parking stalls. The applicant will also be requesting a variance for the location of a portion of the parking lots within the required front and side yard setbacks for the BP Zoning District.

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: 2/10/2005

Details of MPC action:

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Summary of MPC action:

APPROVE variance 1 because the site's location restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.
APPROVE the Concept Plan subject to 11 conditions:

Date of MPC Approval: 2/10/2005

Date of Denial:

Postponements: 7/8/2004 - 1/13/2005

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: