



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 4-SD-06-C

AGENDA ITEM #: 15

AGENDA DATE: 4/13/2006

▶ **SUBDIVISION:** HOLROB/RATLIFF OFFICE BUILDING

▶ **APPLICANT/DEVELOPER:** SEQUOYAH LIMITED, LLC

OWNER(S): HOLROB THOMAS LLC

TAX IDENTIFICATION: 104 115

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northeast side of Schaeffer Rd., north of Lovell Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 23.34 acres

▶ **ZONING:** OB (Office, Medical, and Related Services) / TO (Technology Overlay) & BP (Business and Technology) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land and office building under construction

▶ **PROPOSED USE:** Business park subdivision

SURROUNDING LAND USE AND ZONING:
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)

▶ **NUMBER OF LOTS:** 3

SURVEYOR/ENGINEER: Fulgum MacIndoe & Assoc.

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

▶ **SUBDIVISION VARIANCES REQUIRED:**
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'.

STAFF RECOMMENDATION:

▶ **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:

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.

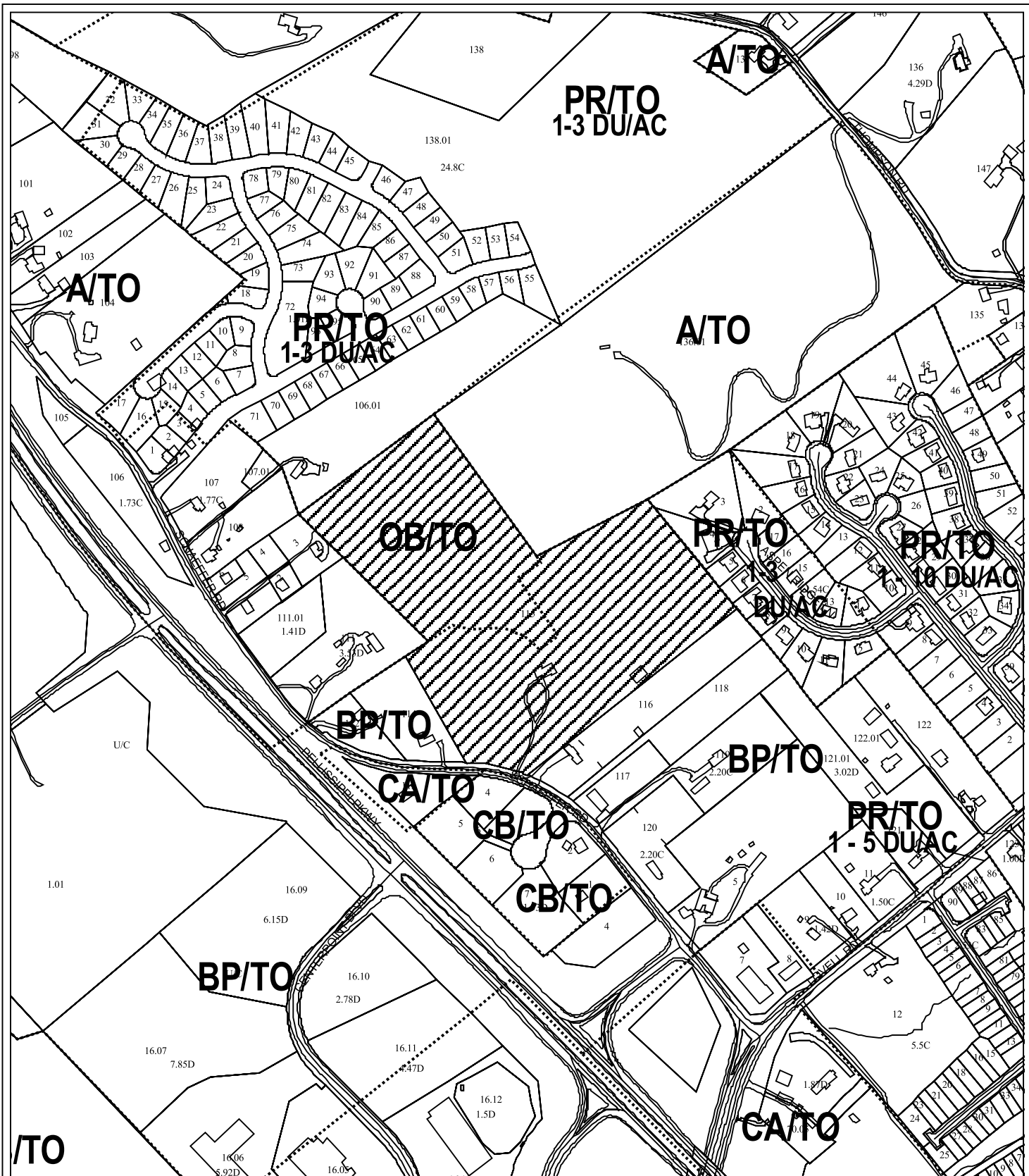
COMMENTS:

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 3. Since Lot 3 is zoned OB (Office, Medical, and Related Services) / TO (Technology Overlay) a use-on-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's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.

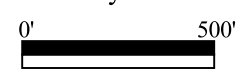


**4-SD-06-C
CONCEPT PLAN**

Subdivision: Holrob/Ratliff
Office Building
Map No: 104
Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 03/27/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



HORIZONTAL CURVE DATA TABLE

CURVE NO.	E.I. COORDINATES		BEI TA. ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C-1	5105.1936	5494.0487	214°47'12" (RT)	200'	38.4866'	76.0484'
C-2	5485.6923	5208.2036	194°52'37" (LT)	200'	462.2382'	511.8615'
C-3	5053.6728	4837.2621	47°15'58" (LT)	550'	153.1253'	298.7331'

UTILITY OWNERS:

ELECTRIC: C&S
 1545 LOTS, UTILITY ROAD (L288) KNOXVILLE (UTILITY ROAD) (K488)
 P.O. BOX 249 37724 P.O. BOX 30077 KNOXVILLE, TN 37926-9822
 CONTACT: MR. MICHAEL LEIBERER CONTACT: MR. THOMAS MCCORMICK
 OFFICE PHONE: (865) 598-5207 OFFICE PHONE: (865) 558-2123

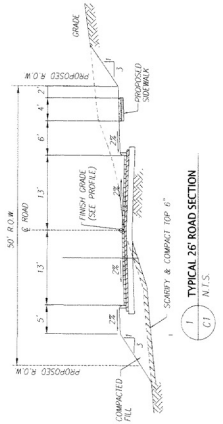
WATER & SEWER:
 1545 LOTS, UTILITY ROAD (L288) KNOXVILLE (UTILITY ROAD) (K488)
 2529 JORDAN ROAD KNOXVILLE, TN 37920-3320
 CONTACT: MR. MICHAEL HERZEL CONTACT: MR. MICHAEL HERZEL
 OFFICE PHONE: (865) 598-5207 OFFICE PHONE: (865) 598-5207

NOTES:

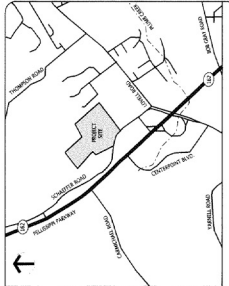
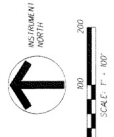
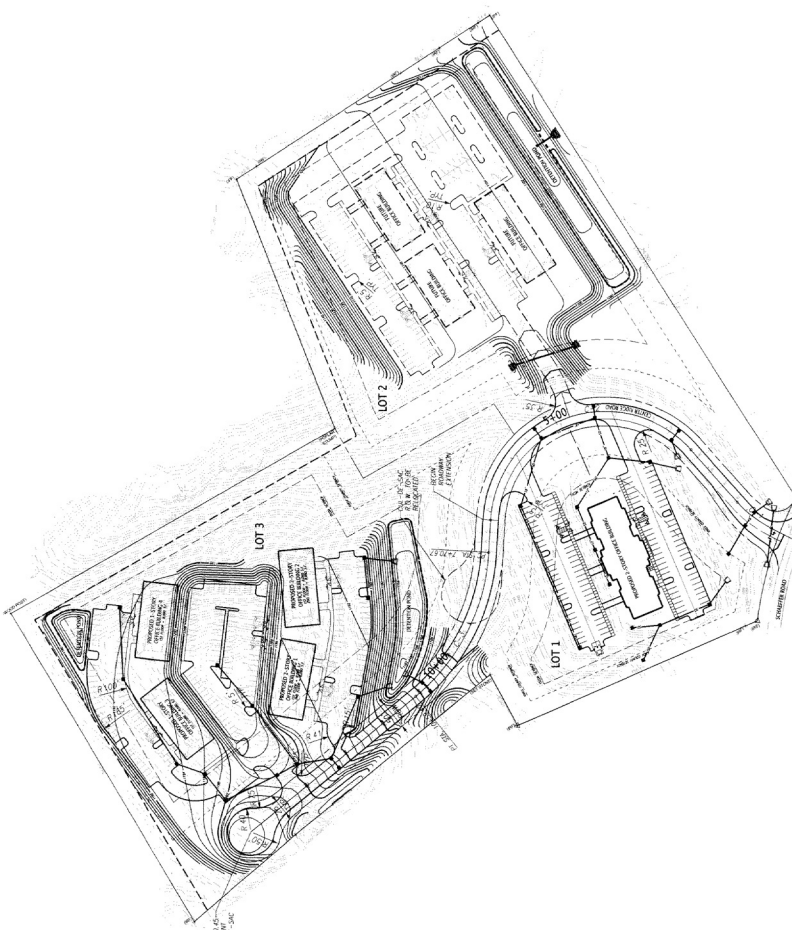
1. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
2. PROPOSED IMPROVEMENTS INCLUDE 20' WIDE PUBLIC ROAD, DETENTION, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
3. TOTAL NUMBER OF PROPOSED LOTS IS 1 ON 23.54 AC.
4. PROPERTY COMPANED REFLECTED ON SHEET 208.715 AS FOR THE PROPERTY IS SHOWN AS BE BUSINESS & TECHNOLOGY PARK. TOTAL AREA = 23.54 AC.
5. OWNER: 215 CENTER PARK DRIVE, SUITE 200 KNOXVILLE, TENNESSEE 37927

VARIANCES REQUESTED:

1. DEVELOPMENT ON SLOPES GREATER THAN 20% TO 85 FT
2. REDUCTION IN FRONT YARD SEEBACK FROM 100 FT TO 85 FT



I HEREBY CERTIFY THAT I AM A NEUTRAL LICENSEE TO BE FURNISHING THESE SERVICES AND ACCOMPANYING DRAWINGS, DOCUMENTS AND INFORMATION TO THE CITY OF KNOXVILLE, TENNESSEE, FOR THE CITY OF KNOXVILLE PLANNING COMMISSION.
 ENGINEER: **CEM ST**
 TENNESSEE LICENSE # NO. 107,470



PRELIMINARY
 NOT FOR
 CONSTRUCTION

HOLBROOK / RATLIFF
 OFFICE BUILDING
 1220 SCHAEFFER ROAD
 KNOXVILLE, TENNESSEE 37932

SEQUOIA LIMITED, LLC
 215 CENTER PARK DRIVE, SUITE 200
 KNOXVILLE, TN, 37922
 CONTACT: CARLA A. RATLIFF
 TELEPHONE NO.: (865) 966-3718

OVERALL SITE PLAN

Project No.	2086.002
Revision/Issue	5/16/06
Revised Per	SPC COMMENTS
Date	5/29/06
Scale	1" = 100'

Sheet
C0

CONCEPT
 PLAN
 REVISED
 7-5-06
 13-30

