



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

▶ **FILE #:** 6-SC-06-C

AGENDA ITEM #: 15

AGENDA DATE: 6/8/2006

▶ **SUBDIVISION:** CENTERPOINT COMMONS / LOVELL CROSSING

▶ **APPLICANT/DEVELOPER:** SADDLEBROOK DEVELOPMENT, LLC

OWNER(S): B & J ENTERPRISES

TAX IDENTIFICATION: 118 16.07 AND PART OF 17

JURISDICTION: County Commission District 6

▶ **LOCATION:** West side of Centerpoint Blvd., north of Lovell Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 7.9 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Office and mixed use

SURROUNDING LAND USE AND ZONING:
North: Vacant land / BP (Business and Technology) & TO (Technology Overlay)
South: Vacant land and business park / BP (Business and Technology), PC (Planned Commercial) & TO (Technology Overlay)
East: Business park / BP (Business and Technology), PC (Planned Commercial) & TO (Technology Overlay)
West: Vacant land / A (Agricultural) and TO (Technology Overlay)

▶ **NUMBER OF LOTS:** 5

SURVEYOR/ENGINEER: Cannon & Cannon, Inc.

ACCESSIBILITY: Access is via Centerpoint Blvd a local street with a 32' pavement width within a 60' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Variance to reduce the intersection radii of the Joint Permanent Easement (JPE) at Centerpoint Blvd. and at the internal intersection of the JPE's from 75' to 25'.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.**

APPROVE the Concept Plan subject to 7 conditions

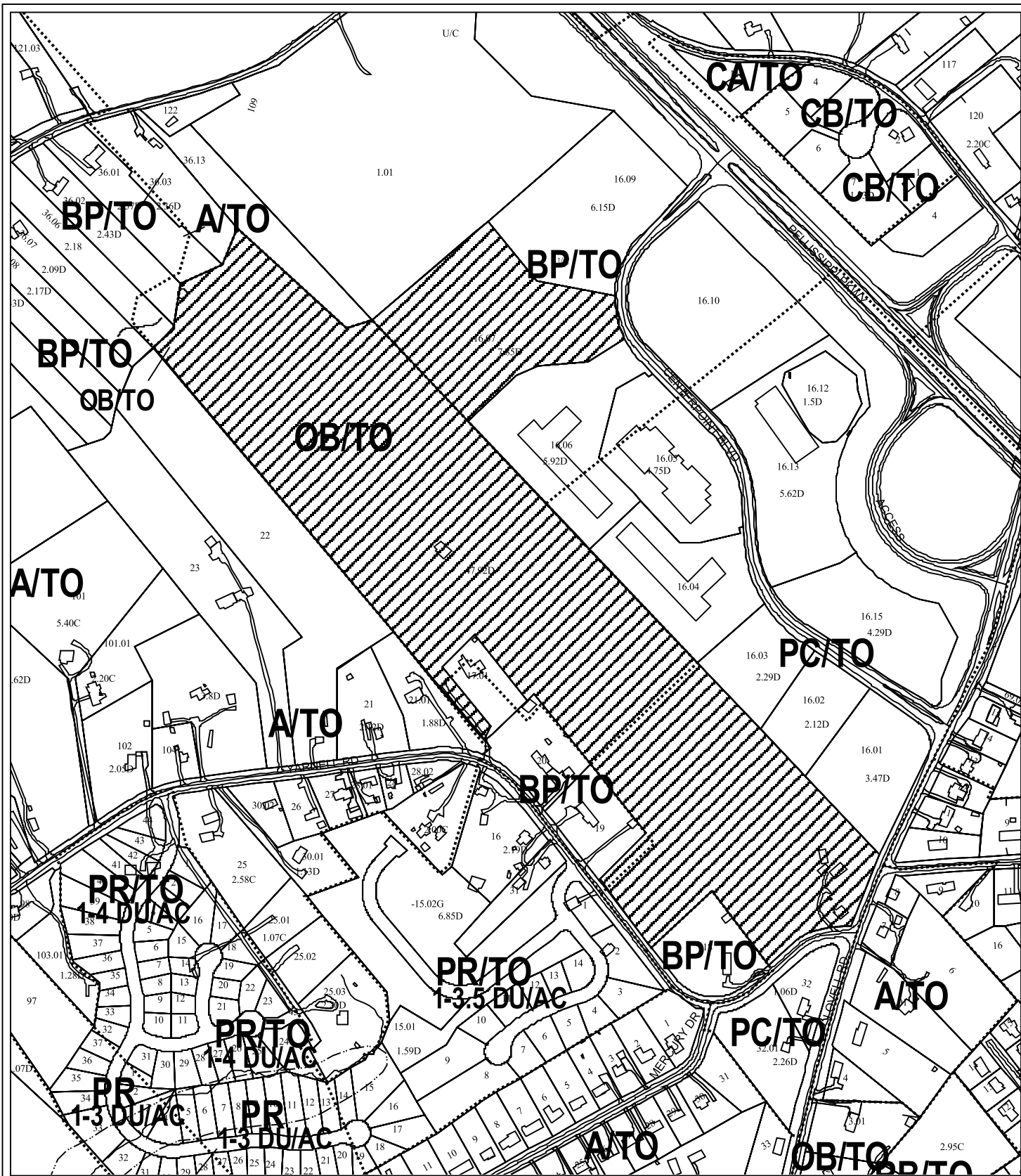
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Extending the sidewalk located on the south side of Road A to the southwest to the access drive for the multi-family development site.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. 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 (JPE), common area and drainage system.
6. Meeting all applicable conditions of the use-on-review approval for the BP/TO parcel (11-M-05-UR).
 7. Including a provision in the JPE documents to be recorded with the final plat that the JPE's shall have unrestricted public access.

COMMENTS:


As a condition of the use-on-review approval (11-M-05-UR) granted to Saddlebrook Development, LLC for this site, the access roads serving the development were required to meet public street design standards. This application includes the design details for the access roads that are being submitted as Joint Permanent Easements (JPE). The proposed subdivision of the property includes a total of five lots and a common area located on the south side of the JPE at the intersection with Centerpoint Blvd. Since the applicant has submitted the access roads as JPE's instead of public streets, the JPE documents to be recorded with the final plat for the subdivision shall include a provision that the JPE's shall have unrestricted public access. A final plat for this subdivision is also being considered at this meeting.

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.



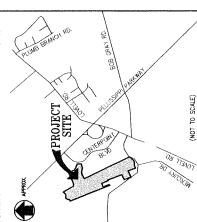
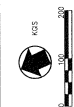
6-SC-06-C
CONCEPT PLAN

Subdivision: Centerpoint Commons / Lovell Crossing
 Map No: 118
 Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 06/01/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





GENERAL NOTES:

1. THE INFORMATION & BOUNDARY DATA SHOWN HAS BEEN PROVIDED & VERIFIED BY THE SURVEYOR, DATE: JANUARY 26, 2006.
2. PROPERTY BOUNDARIES, EASEMENTS, AND INTERESTS ARE SHOWN AS SUPPLEMENTED BY RECORDS.
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4. ALL SERVICES SHALL BE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND ORDINANCES.
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LANDSCAPING:

1. LANDSCAPING SHALL BE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND ORDINANCES.
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EROSION CONTROL:

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UTILITY SERVICES:

1. UTILITY SERVICES ARE TO BE PROVIDED BY THE FOLLOWING:
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CONCEPT PLAN

DATE: 1/25/06

PROJECT: EASTING CONTOUR, ASPHALT PAVEMENT, PROPERTY LINE

Canon & Cannon, Inc.
 1000 W. BROADWAY, SUITE 200
 MEMPHIS, TENNESSEE 38102-3000
 TEL: 901.525.1000
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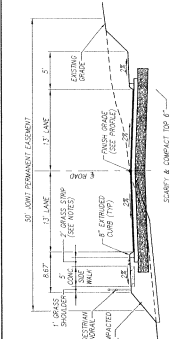
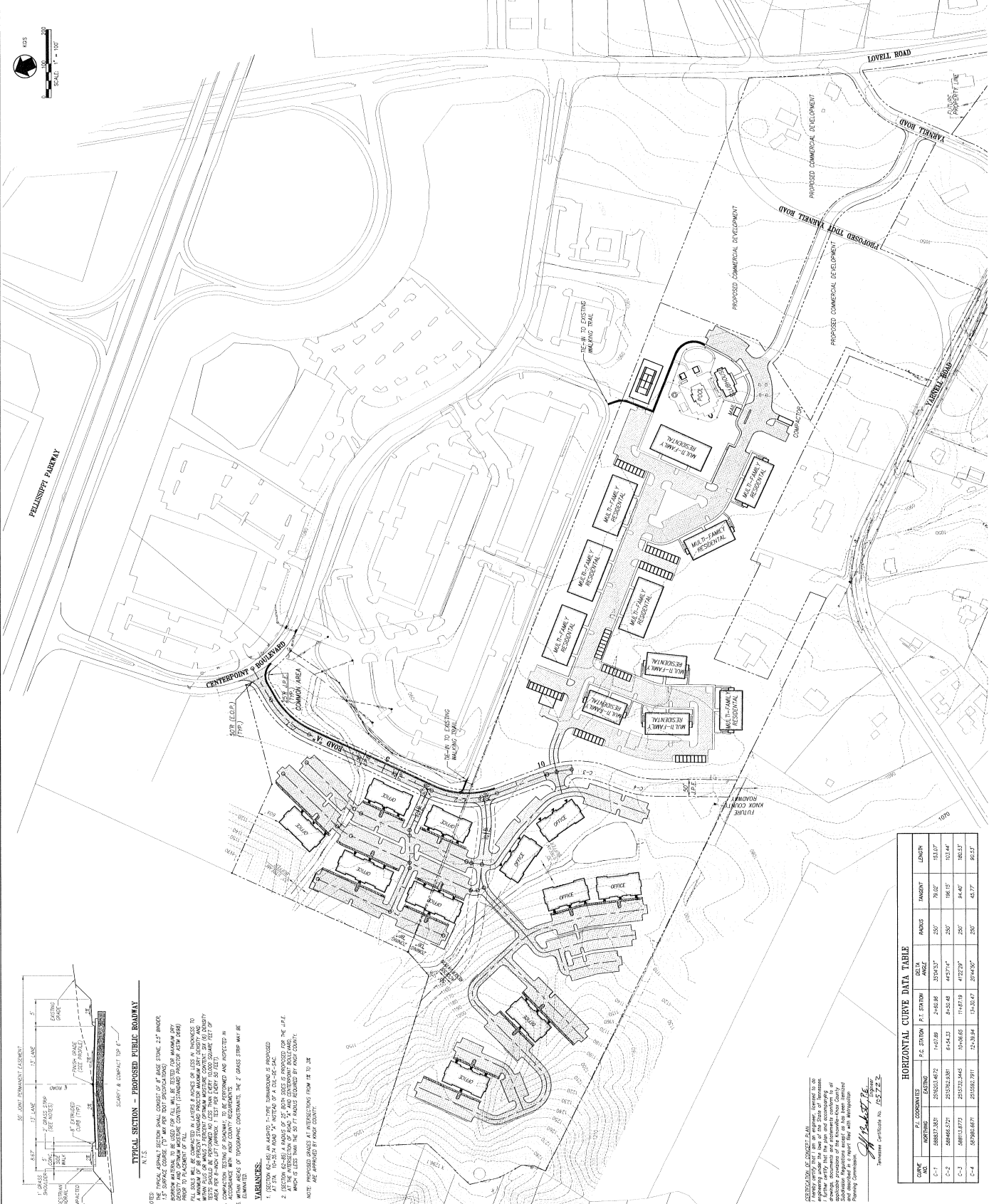
CONCEPT PLAN

DATE: 1/25/06

PROJECT: EASTING CONTOUR, ASPHALT PAVEMENT, PROPERTY LINE

C1.01

REVISED



TYPICAL SECTION - PROPOSED PUBLIC ROADWAY

NOTES:

1. SURFACE COURSE SHALL BE 1.5\"/>

VARIANCES:

1. SECTION 62-40 AN ASBESTOS-FREE ZONING IS PROPOSED.
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HORIZONTAL CURVE DATA TABLE

CURVE NO.	P.I. COORDINATES	P.C. STATION	P.T. STATION	DELTA ANGLE	RADIUS	CHORD	CHORD BEARING
C-1	250303.827	1+02.89	2+465.99	350°53'51"	250'	763.02'	131.07°
C-2	250302.287	6+14.13	6+56.56	4°27'14"	250'	196.15'	103.44'
C-3	250302.242	10+06.65	11+87.19	4°27'29"	250'	94.46'	103.13'
C-4	250302.291	12+38.84	13+30.47	30°44'50"	250'	45.17'	89.11'