



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

▶ **FILE #:** 3-SA-06-C

**AGENDA ITEM #:** 14

**AGENDA DATE:** 3/9/2006

▶ **SUBDIVISION:** SAINT ANDREWS COMMERCIAL

▶ **APPLICANT/DEVELOPER:** OLIVER SMITH REALTY

OWNER(S): OLIVER A. SMITH IV

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TAX IDENTIFICATION: 120 H C 061

JURISDICTION: City Council District 2

▶ **LOCATION:** North side of Interstate 40/75, east of E. Walker Springs Ln.

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

▶ **APPROXIMATE ACREAGE:** 14.78 acres

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▶ **ZONING:** O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Commercial subdivision (office park)

SURROUNDING LAND USE AND ZONING: Property in the area is zoned RP-1, R-1E and R-1 residential. Development in the area consists of a church and multi-family housing to the west, Interstate 40/75 to the south, a church to the east and single family dwellings to the north.

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▶ **NUMBER OF LOTS:** 6

SURVEYOR/ENGINEER: Will Robinson & Associates

ACCESSIBILITY: Access is via E. Walker Springs Ln., a local street with a pavement width of 25' within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

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**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject to 6 conditions**

1. Meeting all applicable requirements of the Knoxville Dept. of Engineering (See attached report)
2. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Dept. of Engineering.
3. Identify the proposed road to be an extension of E. Walker Springs Ln.
4. Relocate the outlet from the proposed retention pond so that it does not empty into the Plantation Pipeline unless permitted to do so by the pipeline company
5. Connection to sanitary sewer and meeting any other requirement of the Knox County Health Dept.
6. 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 staff.

**COMMENTS:**

The applicant is proposing to divide this 14.78 acre site into 6 lots. The use and intensity of development will be controlled by the O-1 (Office, Medical and Related Service) District zoning regulations. The site was recommended for O-1 zoning by MPC in January, 2005. City Council approved the rezoning of this site to O-1 in March, 2005.

After the site is graded to create the building pads, a portion of the site that is now draining toward Saint Andrews Subdivision will be directed to the west. Staff has been told that a drainage problem currently exists in Saint Andrews. Development of this site as proposed should alleviate some of that problem. Since this site drains into the Ten Mile Creek drainage basin, storm drainage from this site will have to be contained in a retention pond which means, in most cases, that it will not leave the site.

The site has a number of easements crossing the site. The applicant will have to obtain the permission of the easement holders before any grading or development of this site can occur.

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

1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed office park subdivision is consistent in use and density with the recent zoning and development in the area.

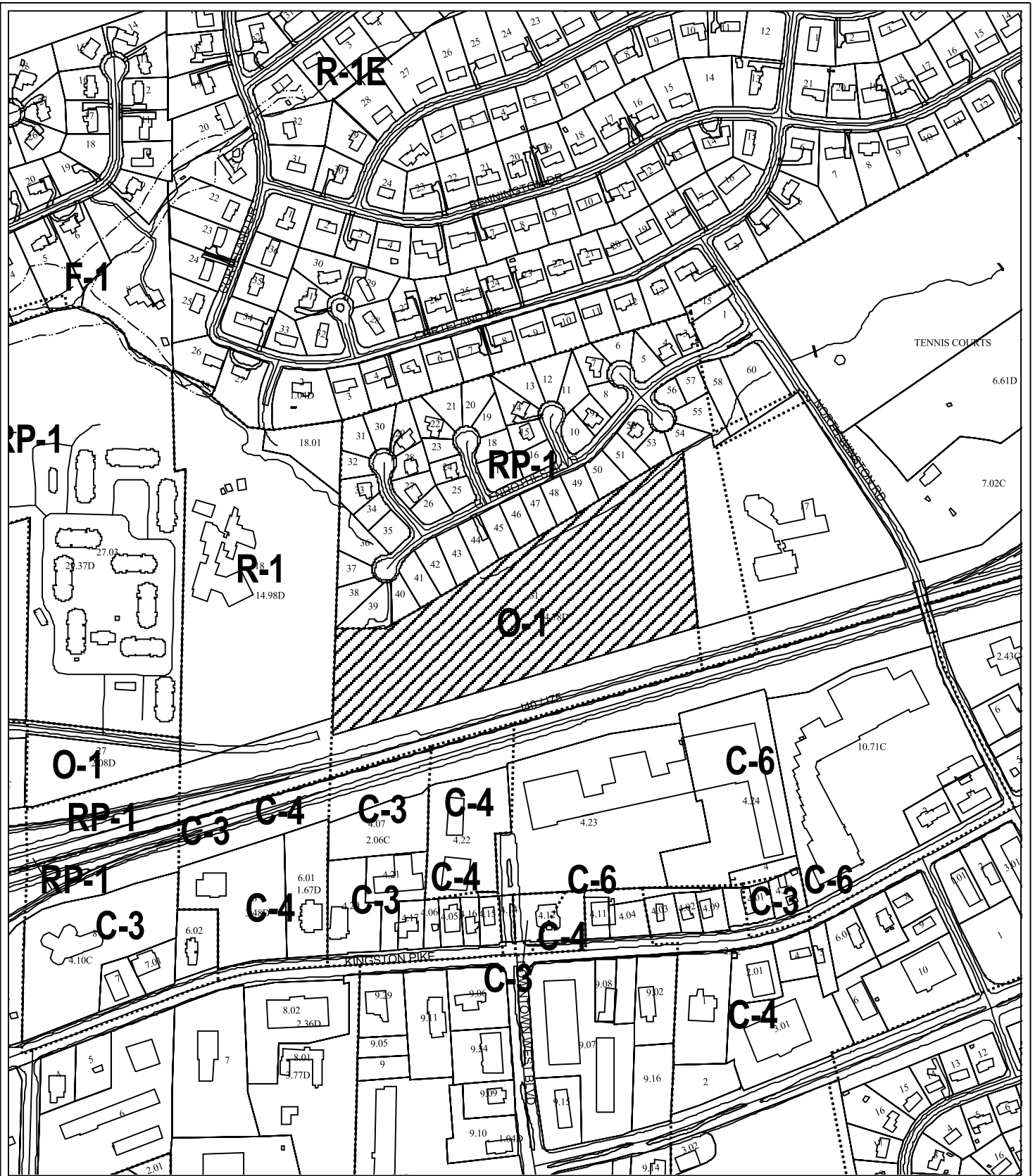
#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed office park subdivision meets the standards for development within the O-1 (Office, Medical and Related Services) District and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan permits O (Office) development to occur on this site. Development of this site as proposed conforms to the One Year Plan.

MPC's approval or denial of this request is final, unless the action is appealed to Knoxville City Council. The date of the Knoxville City Council appeal hearing will depend on when the appeal application is filed.




3-SA-06-C  
CONCEPT PLAN

Subdivision: Saint Andrews Commercial

Map No: 120

Jurisdiction: City

 Approval of a Concept Plan

Original Print Date: 03/01/06 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



A New Center For  
Walker Springs Road  
Knoxville, Tennessee

**WILL ROBINSON & ASSOCIATES**  
1248 N. Showwood Ln  
Caryville, TN 37714  
(865) 426-7918

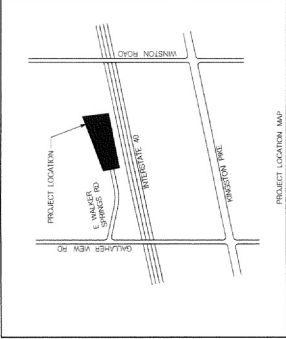


REVISIONS

DATE	DESCRIPTION

DRAWN	WHR
CHECKED	WHR
DATE	03
FILE NAME	
PROJECT NO	

**C1.01**  
OVERALL SITE PLAN  
DRAWING

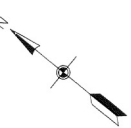


OWNER: BEATH REALTY  
FOR WELLINGTON LTD  
PHONE: 800.504.2000  
ADDRESS: 1000 EAST 10TH AVE  
SUITE 1000  
DENVER, CO 80202  
CONTRACTOR: WILL ROBINSON & ASSOCIATES  
ENGINEER: WILL ROBINSON  
NO. 173  
STATE OF TENNESSEE  
DATE: 03/09/06  
PROJECT NO: C1.01  
DRAWN: WHR  
CHECKED: WHR  
DATE: 03/09/06  
FILE NAME: C1.01  
PROJECT NO: C1.01

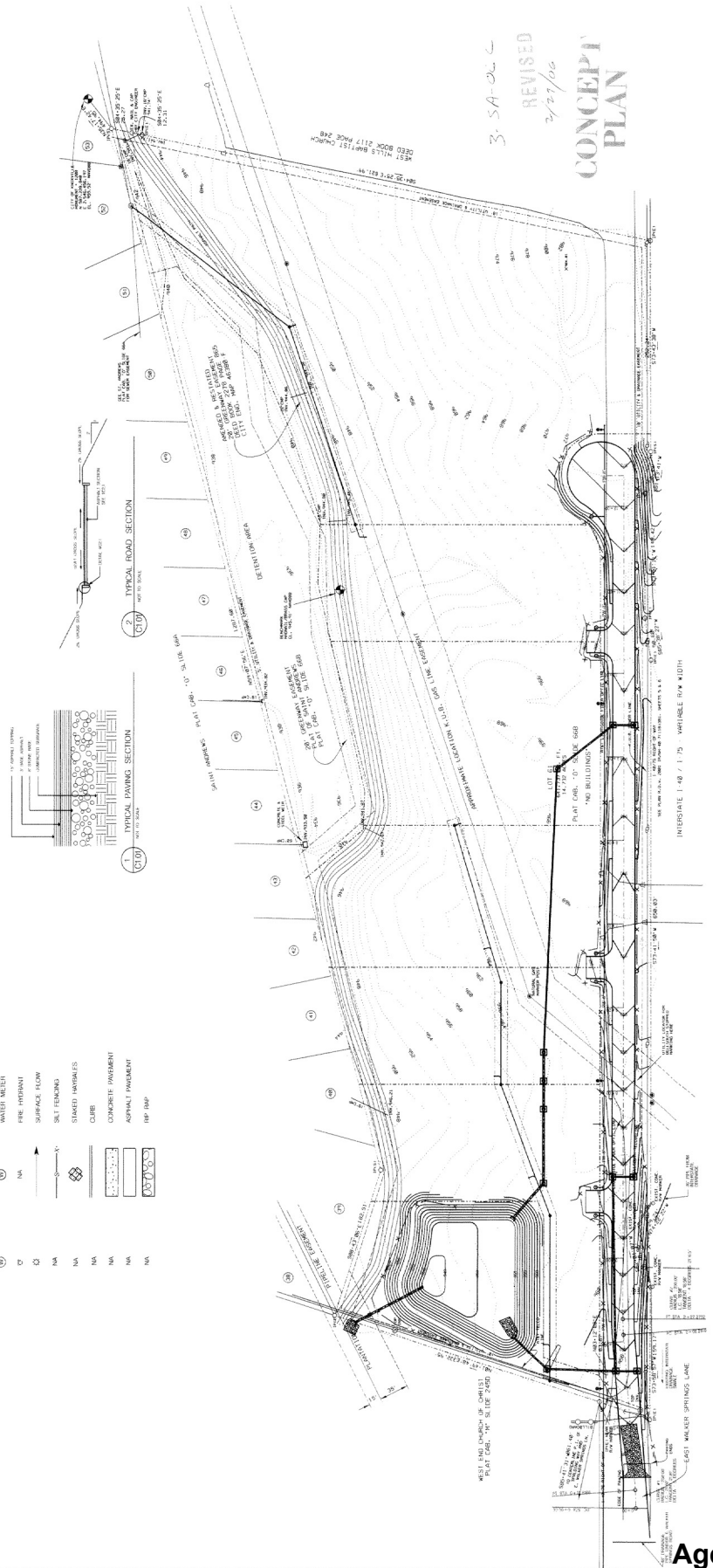
- NOTES:**
- SITE BENCHMARK CONTACT SURVEYOR FOR SITE BENCHMARK LOCATION AND ELEVATION. DATUM: NAVD 83.
  - PLS. DATE THIS DRAWING TO BE USED. THIS DRAWING IS BASED ON A SURVEY BY PLS. DATE AND THE ARCHITECT AND THE FUNDING AGENCY'S RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THIS INFORMATION.
  - UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
  - APPROXIMATE LOCATIONS.
  - WALKWAY 40' BUCK 80'50
  - THIS PROPERTY COMPRESSES 14.8 ACRES
  - DEED REFERENCE: 000002-000002
  - ZONING: U-1
  - SETBACKS: FRONT 20' SIDE 15' REAR 10'

**LEGEND**

EXISTING	PROPOSED
GROUND CONTOUR ELEVATION	GROUND CONTOUR ELEVATION
SPOT ELEVATION	SPOT ELEVATION
STRUCTURE	STRUCTURE
PROPERTY LINE	PROPERTY LINE
SETBACK	SETBACK
EDGE OF PAVEMENT	EDGE OF PAVEMENT
STORM DRAIN	STORM DRAIN
SEWER	SEWER
POTABLE WATER	POTABLE WATER
NATURAL GAS	NATURAL GAS
UNDERGROUND ELECTRICAL	UNDERGROUND ELECTRICAL
MANHOLE	MANHOLE
WALKWAY	WALKWAY
FIRE HYDRANT	FIRE HYDRANT
SURFACE FLOW	SURFACE FLOW
SOIL FENCING	SOIL FENCING
STAKE/IMPALES	STAKE/IMPALES
CURB	CURB
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT
HP-RMP	HP-RMP



SCALE: 1" = 40'  
0 60 120 FEET



3-SA-06-C  
REVISED  
2/21/06  
CONCEPT  
PLAN

3-SA-06-C

**MEMORANDUM**

DATE: February 28, 2006

TO: The Metropolitan Planning Commission

FROM: David McGinley, City of Knoxville Engineering Department

SUBJECT: St Andrews Commercial

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The following are the comments from the City of Knoxville for the above referenced Concept Plan.

- 1) Prior to a permit, permission from the pipeline, KUB, and other utilities must be obtained to work in their easements.
- 2) The typical paving section should show 8" base, 3" binder, and 2" surface.

We reserve the right to make recommendations, approve, or deny the design plan once we have received engineering documentation in sufficient detail to determine compliance with the City of Knoxville Stormwater and Street Ordinance.

Please let me know if additional information is needed.