



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

▶ **FILE #:** 12-SD-07-C

AGENDA ITEM #: 17

AGENDA DATE: 12/13/2007

▶ **SUBDIVISION:** SCRIPPS NETWORK

▶ **APPLICANT/DEVELOPER:** SCRIPPS NETWORK INC.

OWNER(S): Scripps Network, Inc.

TAX IDENTIFICATION: 119 P A 001, 131 - 104 & 104.01

JURISDICTION: City & County Commission District 5 & Council District 2

▶ **LOCATION:** North of Sherrill Blvd., east of Pellissippi Pkwy.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 37.4 acres

▶ **ZONING:** C-3 (General Commercial)/TO-1 (Technology Overlay), PC-1 (Planned Commercial), RP-1 (Planned Residential) & PR (Planned Residential)

▶ **EXISTING LAND USE:** Office building & vacant land

▶ **PROPOSED USE:** Office /commercial development

SURROUNDING LAND USE AND ZONING: Property in the area is zoned CA, C-3 and PC-1 commercial, TO Technology Overlay and RP-1 residential. Development in the area consists of a golf course, a furniture store and the existing Scripps Network facilities.

▶ **NUMBER OF LOTS:** 2

SURVEYOR/ENGINEER: Barge Waggoner Sumner & Cannon

ACCESSIBILITY: Access is via Sherrill Bv., a four lane major collector street.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan subject to 9 conditions**

1. Meeting al applicable requirements of the Knoxville and Knox County Zoning Ordinances.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
3. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville and Knox County
- 4 Meeting all applicable requirements of the City of Knoxville Engineering Dept. and the Knox County Dept. of Engineering and Public Works
5. Design review and approval of the proposed cul de sac by the City Engineering Dept.
6. Closing the existing driveways, as noted on the plan, at the time the construction of the proposed Scripps Dr. is completed
7. If any building construction is proposed within the 50' buffer areas around the sinkholes designated on the Concept Plan, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must submitted to the Knoxville Department of Engineering for consideration. Any construction in this area is subject to approval by the City following review of the report. Engineered footings may be required

for this area. The sinkholes and 50' buffer shall be designated on the final plat even if they are approved to be filled.

8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration of the sinkholes.

9. 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:

Scripps Network, Inc. has purchased 37 acres in the vicinity of their existing facilities to accommodate future growth of the company. The concept plan before MPC for consideration proposes a new road that will provide access to the Scripps property as well as the existing Dead Horse lake Golf Course. The road is designed in a manner that will permit additional lanes to be added if the golf course property is developed for any other use. In order to minimize traffic conflict points, the applicant has agreed to close the existing golf course driveway and the driveway to the former nursery site at the time the new road is completed.

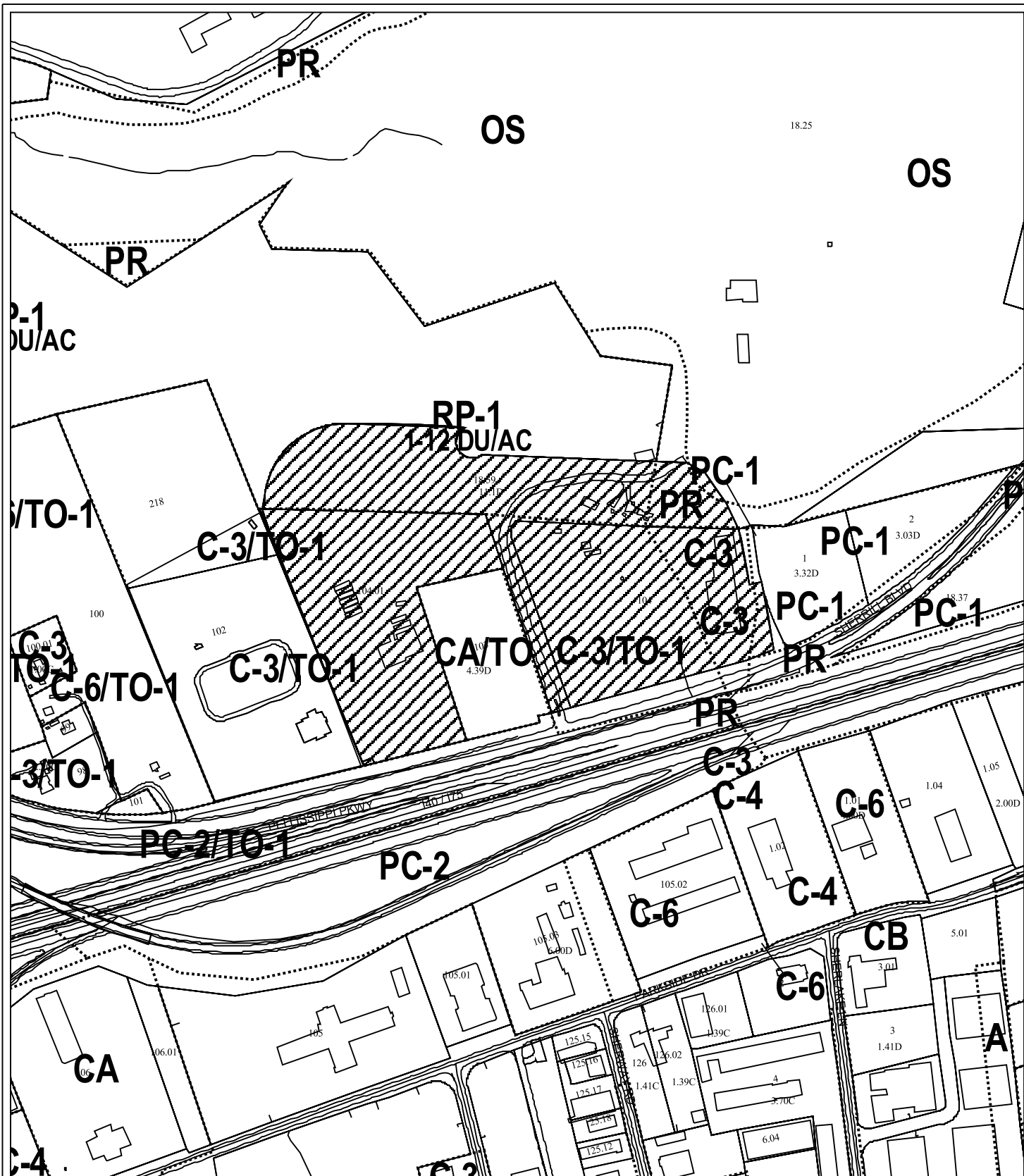
Two small sinkholes are located on the site. A 50' building buffer around the top of sinkholes has been shown on the concept plan. Construction within the buffer area may be permitted if a geotechnical study of the area is reviewed and approved by the Knoxville engineering Dept. A permit from the Tenn. Dept. of Environment and Conservation will be required if the applicant proposes to alter the sinkholes.

This concept plan is the first step toward dedicating the proposed road for public ownership and maintenance. Future development of the site may require use on review approval of a development plan by MPC and approval of a Certificate of Appropriateness from the Tenn. Technology Corridor Development Authority.

ESTIMATED TRAFFIC IMPACT: Not calculated.


ESTIMATED STUDENT YIELD: Not applicable.

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.



12-SD-07-C
CONCEPT PLAN

Subdivision: Scripps Network
 Map No: 119
 Jurisdiction: City & County

 Approval of a Concept Plan

Original Print Date: 11/28/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

