



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

▶ **FILE #:** 4-SA-08-C

**AGENDA ITEM #:** 10

**AGENDA DATE:** 4/10/2008

▶ **SUBDIVISION:** DOWELL SPRINGS ROAD EXTENSION

▶ **APPLICANT/DEVELOPER:** DOWELL SPRINGS COMPANY

**OWNER(S):** Jerry Bodie

**TAX IDENTIFICATION:** 106 D A 009 (PART OF)

**JURISDICTION:** City Council District 3

▶ **LOCATION:** North end of Dowell Springs Blvd., north of Middlebrook Pike

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Urban Growth Area

**WATERSHED:** Fourth Creek

▶ **APPROXIMATE ACREAGE:** 48.64 acres

▶ **ZONING:** O-3 (Office Park)

▶ **EXISTING LAND USE:** Office park development

▶ **PROPOSED USE:** Public right-of-way extension

**SURROUNDING LAND USE AND ZONING:** North: Residences / A-1 (Agricultural) & RP-1 (Planned Residential)  
South: Medical office facility / PC-1 (Planned Commercial) & O-3 (Office Park)  
East: Commercial warehouse / C-6 (General Commercial Park)  
West: Residential / RP-1 (Planned Residential) & R-1A (Low Density Residential)

▶ **NUMBER OF LOTS:** 0

**SURVEYOR/ENGINEER:** Will Robinson & Associates

**ACCESSIBILITY:** Access is via Dowell Springs Blvd. and Old Weisgarber Rd., both local streets with 25' pavement widths within 75' rights-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the concept plan subject to the following 2 conditions:**

1. Connection to sanitary sewer and any other requirements of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering.

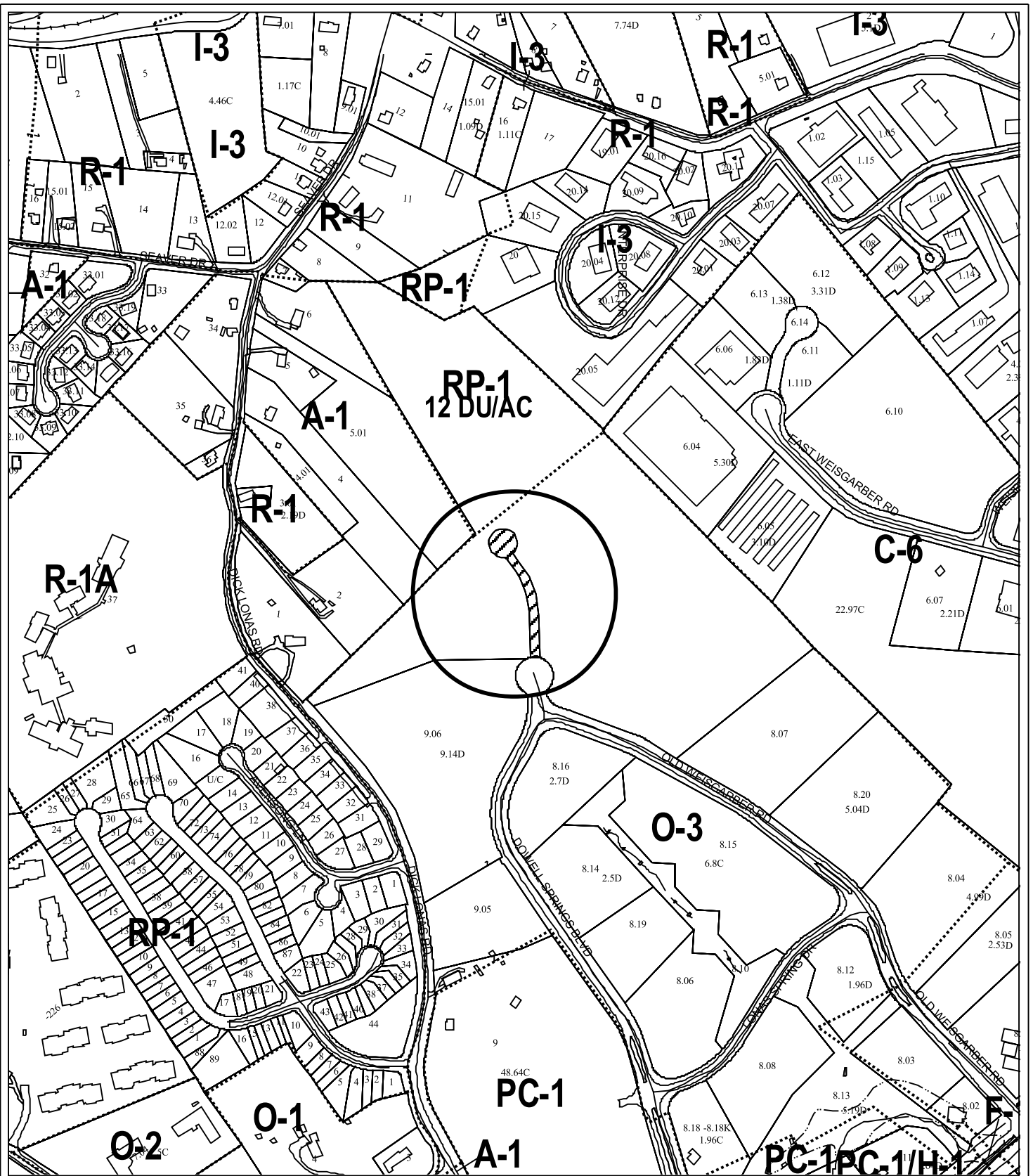
**COMMENTS:**

The applicant is proposing to extend Dowel Springs Blvd. approximately 450' to serve recently subdivided lots in the O-3 (Office Park) zoning district. The original concept plan for the Dowell Springs commercial office park was approved in 1998.

**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 Knoxville City Council. The date of the Knoxville City Council appeal hearing will depend on when the appeal application is filed.




4-SA-08-C  
CONCEPT PLAN

Subdivision: Dowell Springs  
Road Extension

Map No: 106

Jurisdiction: City

 Approval of a Concept Plan

Original Print Date: 03/27/08 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**WILL ROBINSON & ASSOCIATES**  
 131 Brentwood Dr  
 Oak Ridge, TN 37830  
 (865) 426-7918

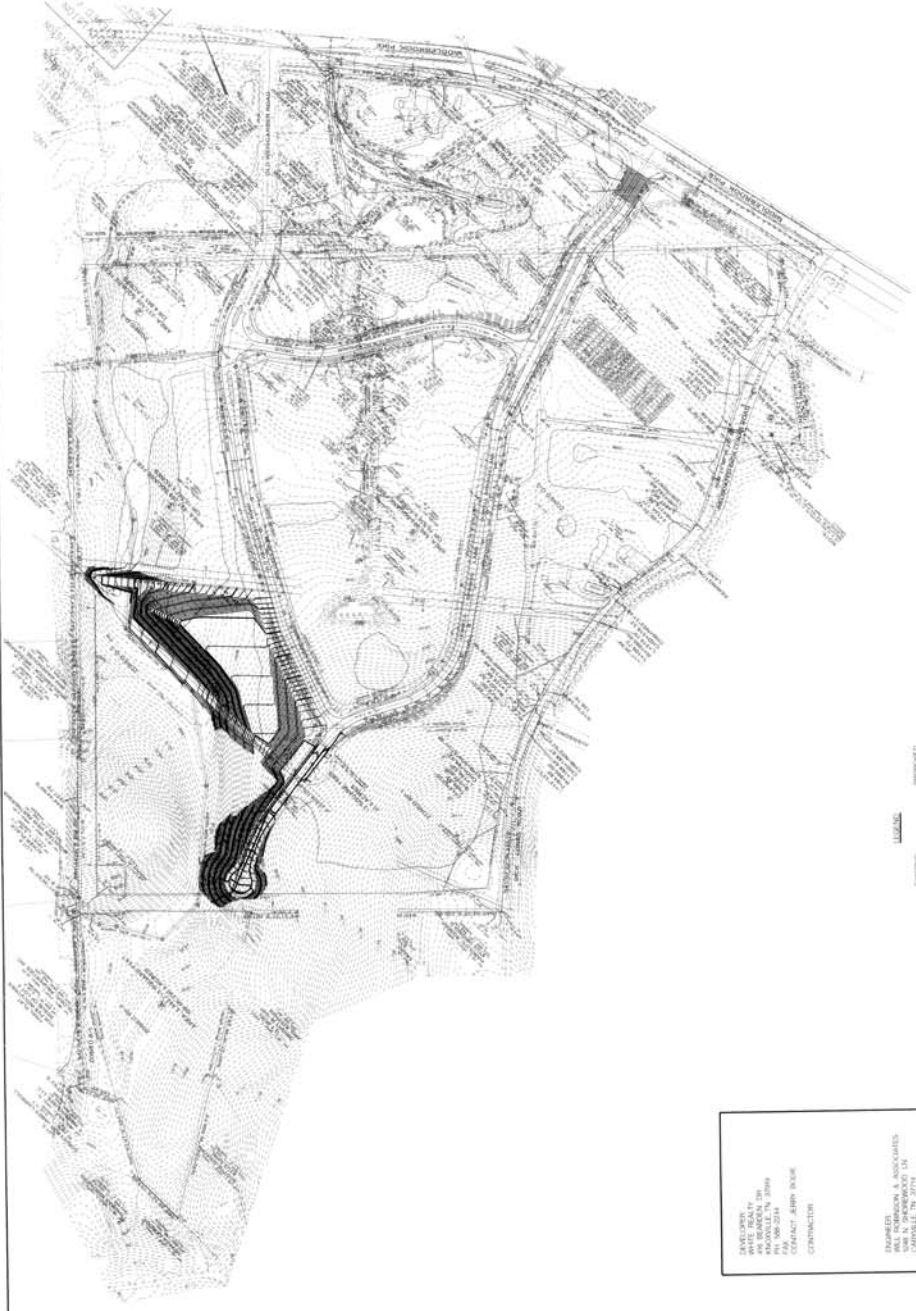
**Dowell Springs Commercial Park**  
 Dowell Springs Blvd  
 Knoxville, Tennessee

REVISIONS

DATE: 3-11-08  
 FILE # 48  
 SHEET # 10

**C1.1**  
 GENERAL SITE PLAN  
 DRAWING

4-SA-08/C  
 REVISED 3/2/08



**LEGEND**

EXISTING	PROPOSED	GROUND CONTOUR ELEVATION
1" = 10'	1" = 10'	SPOT ELEVATION
1" = 10'	1" = 10'	STRUCTURE
1" = 10'	1" = 10'	PROPOSED LIME
1" = 10'	1" = 10'	PAVEMENT
1" = 10'	1" = 10'	EDGE OF PAVEMENT
1" = 10'	1" = 10'	STORM DRAIN
1" = 10'	1" = 10'	SURFACE TOP
1" = 10'	1" = 10'	SET TECHNICAL
1" = 10'	1" = 10'	STANDARD SYMBOLS

1. USE STATE COMMERCIAL ZONING 3.0.5 MAND. 6.0 BLOCK 646.011 HUNTER
2. TOTAL SITE AREA 1.4A
3. TOTAL SITE AREA 1.4A
4. DEED REFERENCE 2007-33

**NOTES**

1. ALL INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE CLIENT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION.
2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
3. ALL UTILITIES SHALL BE PROTECTED AND DEPTHS SHALL BE MAINTAINED AS SHOWN ON RECORD DRAWINGS.
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