

▶ **FILE #:** 2-SC-08-C

AGENDA ITEM #: 24

AGENDA DATE: 2/14/2008

▶ **SUBDIVISION:** SHERRILL LANE BUSINESS PARK

▶ **APPLICANT/DEVELOPER:** ROBERT SHAGAN REGENCY ASSOCIATES

OWNER(S): Robert Shagan

TAX IDENTIFICATION: 118 207 & 215

JURISDICTION: County Commission District 5

▶ **LOCATION:** East side of Sherrill Bv., south of Mabry Hood Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 13.58 acres

▶ **ZONING:** CB (Business and Manufacturing) & TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Commercial subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned BP, PC-2, C-4 and PC commercial and TO technology overlay. Development in the area consists of commercial, office and distribution facilities.

▶ **NUMBER OF LOTS:** 9

SURVEYOR/ENGINEER: ETE Consulting Engineer, Inc.

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

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Corner property line radius from 75' to 48' at Sherrill Bv.
2. Corner pavement radius from 75' to 60' at Sherrill Bv.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations.

APPROVE the concept plan subject to 6 conditions

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
3. Connection to sanitary sewer and meeting any other requirement of the Knox County Health Dept.
4. 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.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).

COMMENTS:

The applicant is proposing to divide this 13.5 acre site into 9 lots. This will be a commercial development with lots ranging in size from one acre to 2.7 acres. Access to the development will be from Sherrill Bv. which is a four lane street. Development of the lots will require review and approval by the Tennessee Technology Corridor Development Authority.

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 commercial subdivision is consistent in use and intensity with the recent zoning and subdivision development in the area.
3. Access to this project will be limited to the internal street system.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed commercial subdivision meets the standards for development within the CB (Business and Manufacturing) Zone and all other requirements of the Zoning Ordinances.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: It 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 Northwest County Sector permits MU (office, commercial & medium density residential) development to occur on this site. Development of this site as proposed conforms to the Sector plan.

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.

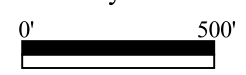


2-SC-08-C
CONCEPT PLAN

Subdivision: Sherrill Lane Business Park
 Map No: 118
 Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 02/06/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



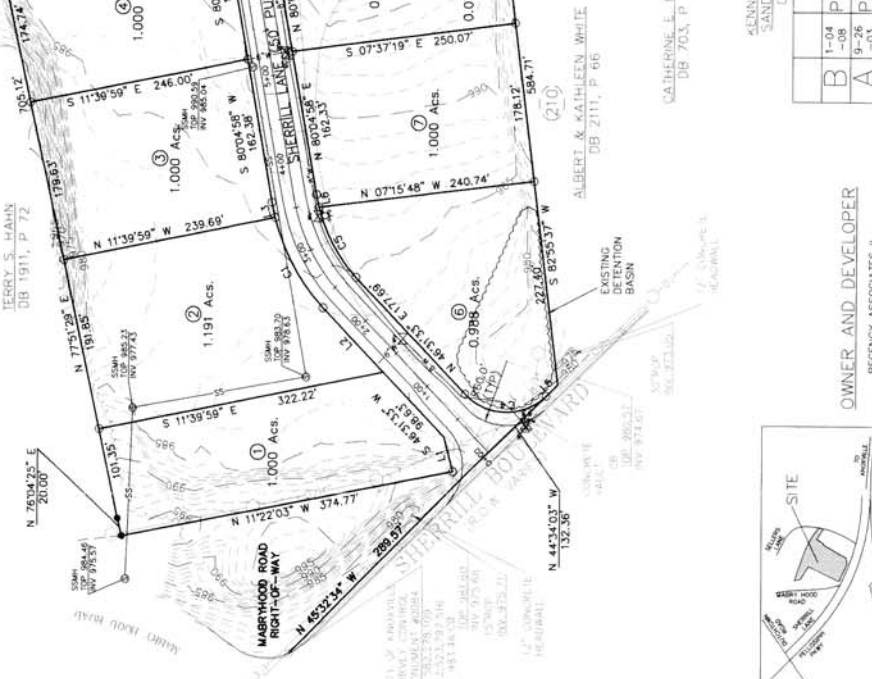
CURVE TABLE

CURVE	RADIUS	ARC	TANGENT	DELTA	CHORD DISTANCE	CHORD BEARING
C1	225.00'	114.36'	58.44'	29°07'15"	113.13'	S 61°42'42" W
C2	60.00'	143.72'	153.25'	137°14'20"	111.74'	N 75°37'05" W
C3	63.00'	48.73'	25.66'	44°19'13"	47.53'	N 57°55'22" E
C4	63.00'	100.13'	64.21'	91°05'36"	89.94'	N 00°58'45" E
C5	175.00'	88.94'	45.45'	29°07'15"	87.99'	N 61°42'42" E
C6	63.00'	13.89'	6.97'	12°37'51"	13.86'	N 86°23'53" E
C7	63.00'	34.84'	17.88'	31°41'22"	34.40'	S 71°26'30" E
C8	60.00'	137.60'	132.89'	131°24'06"	109.37'	N 58°42'08" E

LEGEND

LINE	BEARING	DISTANCE
L1	S 75°08'41" W	39.53'
L2	S 46°31'33" W	98.19'
L3	S 77°52'37" W	17.32'
L4	S 80°04'58" W	8.43'
L5	N 44°34'03" W	18.14'
L6	N 77°52'37" E	14.45'
L7	S 82°37'22" W	82.22'
L8	S 07°37'19" E	79.58'
L9	S 82°55'37" W	24.89'
L10	N 07°37'19" W	79.80'

- POWER POLE
- OVERHEAD UTILITY LINE
- GUY WIRE
- IRON PIN (TO BE SET)
- IRON PIN (FOUND)
- CONCRETE HIGHWAY MONUMENT
- ATT-MH (AT&T MANHOLE)
- WOOD LINE
- CONTOURS (1' INTERVAL)
- CELL TOWER



ROAD PROFILE



ROAD PROFILE
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: 1" = 10'

- NOTES
- UTILITIES SHOWN HEREON WERE LOCATED FROM ACTUAL FIELD EVIDENCE AND ARE NOT GUARANTEED AS TO DEPTH OR LOCATION. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF UTILITIES EXCEPT WHERE VISIBLE FROM SURFACE.
 - IRON PIN CORNER MARKERS AT ALL LOT CORNERS.
 - TOTAL MOORAGE RESUBDIVISION IS 13.509 ACRES.
 - TOTAL NUMBER OF LOTS COMBINED IS 2 INTO 10.
 - THIS PROPERTY IS DESIGNATED AS BEING LOCATED IN A ZONE C FLOOD ZONE AREA (MINIMUM FLOODING) ON F.I.R.M. MAP KNOX COUNTY, COMMUNITY PANEL NO. 475-433 (07/58, REISED: MAY 16, 1983).
 - 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR LOT LINES, INCLUDING ROAD RIGHTS-OF-WAY; 5' UTILITY AND DRAINAGE EASEMENT INSIDE ALL INTERIOR LOT LINES.
 - THIS PLAT SHOWS THE RESUBDIVISION OF COMMERCIAL REALTY COMPANY PROPERTY (PARCELS 118, 119, 120, 121, 122, 123, 124, 125, 126, 127 AND PARCEL 215 LYING IN THE 5TH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE.
 - ZONING C9/7D
 - THERE IS A SLOPE EASEMENT AND A CONSTRUCTION EASEMENT ON SHERILL LANE FOR TAX MAP 118, PARCEL 207 IN WB 2124, P. 83 IN THE REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE.
 - THE MOORAGE AND EGRESS EASEMENT SHOWN ON PLAT RECORDED IN PLAT CABINET C, SLIDE 98C TO BE REMOVED.
 - SHERILL LANE TO BE DEDICATED TO KNOX COUNTY.
 - LOT 1 AND LOT 6 ACCESS SHERILL LANE ONLY.
 - SETBACKS TO BE DETERMINED AT TIME OF LOT DEVELOPMENT.
 - WATER AND SEWER SHOWN HAVE BEEN INSTALLED TO MEET THE REQUIREMENTS OF WEST KNOX UTILITY DISTRICT.
 - SHERILL LANE CONSTRUCTION COMPLETE AND INSTALLED TO MEET REQUIREMENTS OF KNOX COUNTY ENGINEERING.
 - LOT 10 FOR CELL TOWER USE ONLY.

CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, INCLUDING THIS CONCEPT PLAN, WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER OF THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER CERTIFICATE NO. _____
TENNESSEE CERTIFICATE NO. _____
DATE _____

CHARLES A. HAYS, JR.
BLUE RIDGE REALTY
DB 1950, P. 739

2-20-08
CONCEPT PLAN

2-20-08
CONCEPT PLAN

2-20-08
CONCEPT PLAN

2-20-08
CONCEPT PLAN

2-20-08
CONCEPT PLAN

2-20-08
CONCEPT PLAN

2-20-08
CONCEPT PLAN

ETE CONSULTING ENGINEERING, INC.
311 OAK RIDGE TURNPIKE OAK RIDGE, TN. 37830 (865)462-4053

PROJECT: SHERILL LANE BUSINESS PARK KNOXVILLE, TN
TITLE: SHERILL LANE BUSINESS PARK TAX MAP 118, PARCELS 207 & 215

CLIENT: REGENCY ASSOCIATES II, LLC KNOXVILLE, TN

DATE: 8-29-03
SCALE: 1"=100'
DRAWN BY: MRC
APPROVED: DAO

OWNER AND DEVELOPER:
REGENCY ASSOCIATES II
KNOXVILLE, TN 37919
PHONE: 1-865-693-3300

JOB NO. 03-592-9
SHEET 1 OF 1

REVISIONS

DATE	BY	DESCRIPTION
1-04-08	PRW	RESUBMITTED TO MPC
1-04-08	PRW	DATED 1-04-08
9-26-03	PRW	REVISED PER COMMENTS
9-23-03	PRW	DATED 9-23-03