



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

▶ **FILE #:** 8-SA-10-C

**AGENDA ITEM #** 12

**AGENDA DATE:** 8/12/2010

▶ **SUBDIVISION:** ODAR FACILITY

▶ **APPLICANT/DEVELOPER:** BILLY FULGHUM

**OWNER(S):** Rooker Knoxville Odar, LLC

**TAX IDENTIFICATION:** 121 A A 00401, 00405 & PUBLIC ROW

**JURISDICTION:** City Council District 2

▶ **LOCATION:** Northwest side of Circle Ln., east of Westfield Rd.

**SECTOR PLAN:** West City

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

**WATERSHED:** Fourth Creek

▶ **APPROXIMATE ACREAGE:** 5 acres

▶ **ZONING:** C-4 (Highway and Arterial Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Office development

**SURROUNDING LAND USE AND ZONING:** Property in the area is developed with office and retail commercial uses. Zoning in the area is O-1 office and C-4 and C-6 commercial.

▶ **NUMBER OF LOTS:** 1

**SURVEYOR/ENGINEER:** Fulgum MacIndoe & Assoc.

**ACCESSIBILITY:** Access is via Circle Ln, a dead-end local street with a pavement width of 19' within a 50' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Reduce roadway width of a public street from 26' to 20'.
- 2.. Reduce roadway K-values from 25 to 20 on crest and 25 to 15 on sag curves.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

**APPROVE the Concept Plan subject to 5 conditions:**

1. Obtaining any required grading easements from adjoining property owners prior to commencing construction
2. Provision of a turn-around at the end of the extended street as required by the Knoxville Engineering Dept.
3. Provision of street lights as required by the Knoxville Engineering Dept.
4. Meeting all other applicable requirements of the Knoxville Engineering Dept.
5. 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.

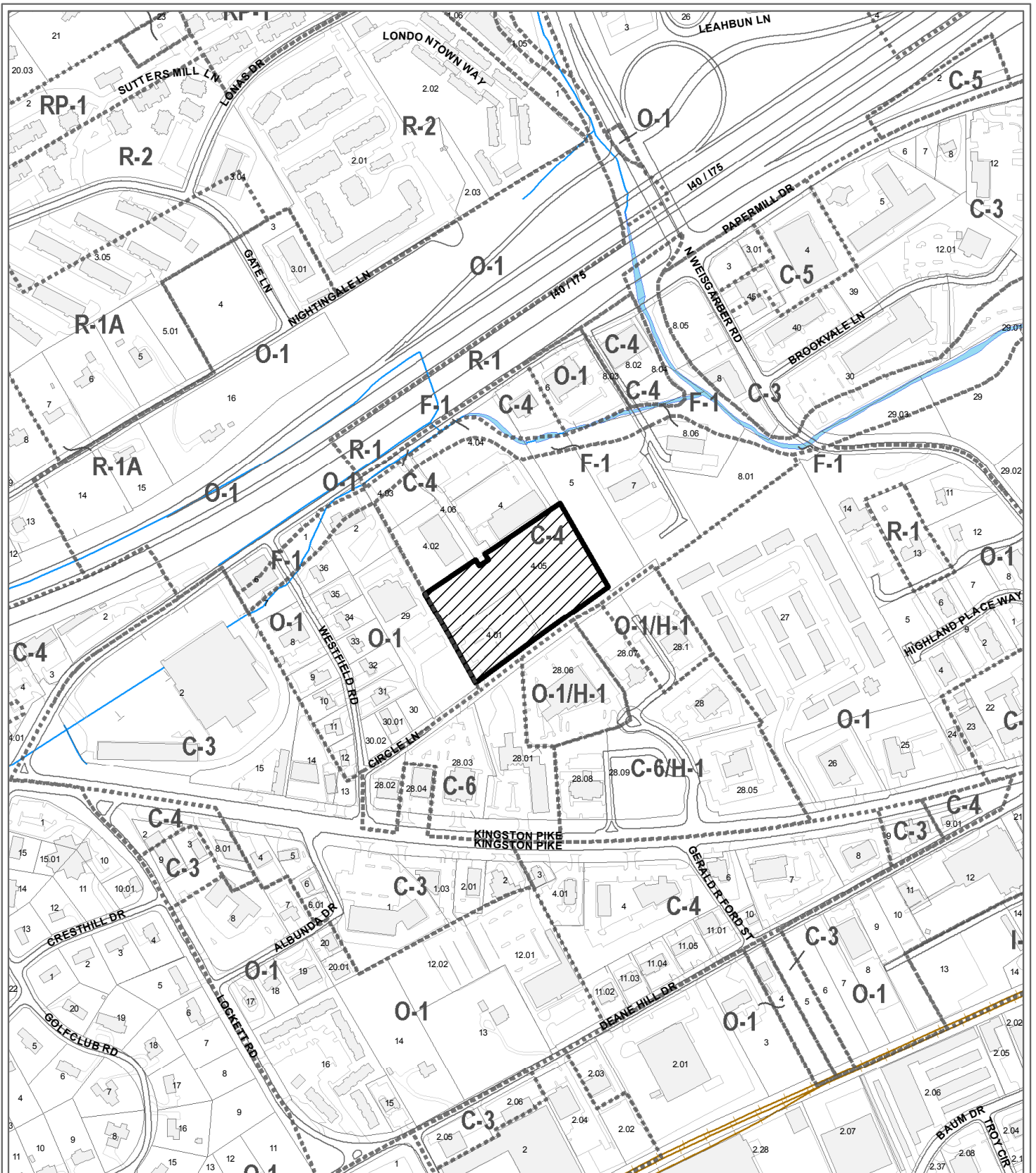
**COMMENTS:**

The applicant is proposing to extend Circle Ln. within the existing City owned right-of-way. At present, Circle Ln, is a dead-end local street that connects to Westfield Rd. The road is being extended to provide access to property that currently has no frontage on an improved right-of-way. In order to extend the street, grading easements from adjoining property owners may be required.

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.



**8-SA-10-C  
CONCEPT PLAN**

Subdivision: Odar Facility

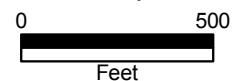


Approval of Concept Plan

Map No: 121

Jurisdiction: City

Original Print Date: 7/21/2010  
 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





CONCEPT PLAN OF  
IMPROVEMENTS TO CIRCLE LANE  
KNOXVILLE, TENNESSEE 37919

ROOKE KNOXVILLE ODAI, LLC  
4920 NORTH ROYAL ATLANTA, DRIVE  
TUCKER, GA 30084  
PROJECT MANAGER: MR. KYLE HOUBROOK  
TELEPHONE NO. 678.367.4229  
EMAIL: KYLEHOUBROOK@ROOKEKCO.COM

CIRCLE DRIVE  
PLAN & PROFILE

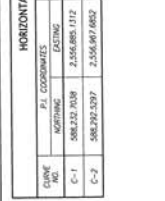
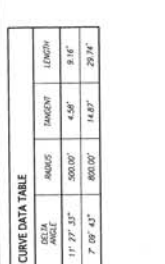
NO.	REVISION/DATE
1	SUBMITTED FOR REVIEW/PROVAL
2	6/23/10
DATE	
PROJECT	CPI
DATE	5/7/10
SCALE	1"=30'



GENERAL NOTES:  
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE EXISTING UTILITIES ARE SHOWN AS DOTTED LINES. THE PROPOSED UTILITIES ARE SHOWN AS SOLID LINES.  
2. THE PROPOSED IMPROVEMENTS TO CIRCLE LANE WILL BE CONSTRUCTED IN PHASES. THE PHASE I IMPROVEMENTS WILL BE CONSTRUCTED FIRST, FOLLOWED BY THE PHASE II IMPROVEMENTS.  
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144-1122 ENGINEER CERTIFICATION OF CONCEPT PLAN  
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TENNESSEE. I HAVE REVIEWED THE PLAN AND ACCOMPANYING SPECIFICATIONS AND DRAWINGS OF THE PROPOSED IMPROVEMENTS TO CIRCLE LANE AND I AM Satisfied THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE METROPOLITAN PLANNING COMMISSION.  
SIGNATURE: \_\_\_\_\_  
PRINTED NAME: WILLIAM C. FULCHUM, JR.  
DATE: 06/23/2010

CURVE NO.	P.I. COORDINATES	DELTA ANGLE	RADIUS	TANGENT	LENGTH
C-1	NORTHING: 586232.7038 EASTING: 2356881.1712	7° 09' 43"	300.00'	4.56'	9.16'
C-2	NORTHING: 586232.5297 EASTING: 2356877.6852	7° 09' 43"	300.00'	4.56'	29.14'



- VARIANCES REQUIRED:  
1. DEVELOPMENT MANUAL CHAPTER 12 SECTION 12.1 (LAND DEVELOPMENT)  
2. REDUCE RIGHTWAY 5'-INVEST FROM 20' TO 20' ON CREST MANUAL CHAPTER 12 SECTION 12.4
- LEGEND:  
ASPHALT PAVEMENT  
PROPERTY LINE  
DETAIL REF. (DETAIL N.Y./D.M. NO.)  
TYPICAL  
ITEM TO BE DEVELOPED  
PROPOSED CONTOUR  
EXISTING CONTOUR  
TOP CHANGEOVER CLEAR  
PROPOSED SPOT ELEVATION  
SILT FENCE  
PROPOSED STORM DRAINAGE  
PROPOSED CATCH BASIN  
INLET PROTECTION

