



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

▶ **FILE #:** 8-SE-10-C

AGENDA ITEM # 16

AGENDA DATE: 8/12/2010

▶ **SUBDIVISION:** CHEROKEE RIDGE

▶ **APPLICANT/DEVELOPER:** LYNCH SURVEYS, LLC

OWNER(S): GNR Development LLC

TAX IDENTIFICATION: 67 M A 005, 006 AND PUBLIC ROW

JURISDICTION: City Council District 3

▶ **LOCATION:** East side of Schaad Rd., south of Clinton Hwy., northwest end of Stekoa Ln.

SECTOR PLAN: Northwest City

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

WATERSHED: Grassy Creek

▶ **APPROXIMATE ACREAGE:** 1.174 acres

▶ **ZONING:** C-4 (Highway and Arterial Commercial) & OA (Office Park)

▶ **EXISTING LAND USE:** Commercial lots

▶ **PROPOSED USE:** Commercial subdivision and public street

SURROUNDING LAND USE AND ZONING:
North: Business / C-4 (Highway and Arterial Commercial)
South: Mixed businesses / C-4 (Highway and Arterial Commercial)
East: Vacant land and residences / C-3 (General Commercial & OA (Office Park))
West: Shopping center / C-4 (Highway and Arterial Commercial)

▶ **NUMBER OF LOTS:** 2

SURVEYOR/ENGINEER: Lynch Surveys, LLC

ACCESSIBILITY: Access is via Schaad Rd, a minor arterial street with a divided median, with four travel lanes plus turn lanes within a required 112' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Reduce right-of-way on Schaad Rd. from 56' to 46.8' from centerline.
2. Reduce the corner radius at the intersection of Stekoa Ln. and Schaad Rd. from 75' to 25'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 - 2 because the existing site conditions restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 4 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Placing a note on the final plat that the two lots will have access only to Stekoa Ln. and not to Schaad Rd.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the C-4 and OA zoning districts.

COMMENTS:

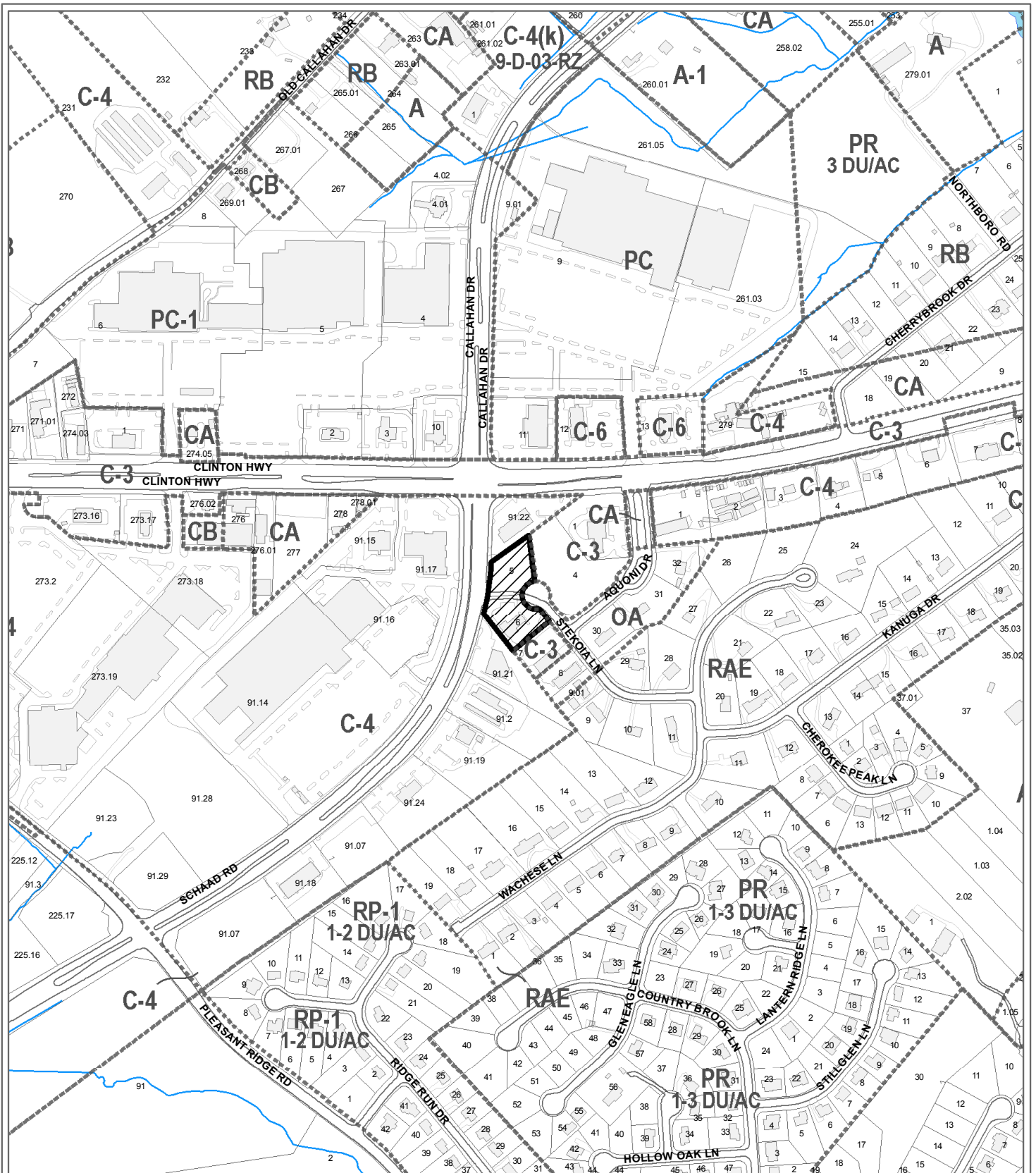
A concept plan (11-SA-00-C) was approved for this proposed subdivision on November 9, 2000. The paving for the extension of Stekoia Ln. out to Schaad Rd. was completed. However, the final plat for the subdivision, including the dedication of the public street extension, was never recorded. The original concept plan has expired. While the street has never been dedicated as a public right-of-way, the street is open and is being used by the public.

The applicant has submitted a new concept plan application for approval. A final plat has also been submitted for approval. The majority of the street right-of-way is within the City of Knoxville. The City accepts the public right-of-way with the recording of the final plat. A small portion of the proposed right-of-way (eastern end) is within Knox County and will require approval by Knox County Commission.

ESTIMATED TRAFFIC IMPACT: Not calculated.

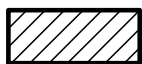
ESTIMATED STUDENT YIELD: Not applicable.

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-SE-10-C
CONCEPT PLAN**

Subdivision: Cherokee Ridge



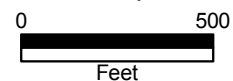
Approval of Concept Plan

Map No: 67

Jurisdiction: City

Original Print Date: 7/22/2010
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:





LOCATION MAP NO SCALE

TOTAL AREA
1.174 ACRES

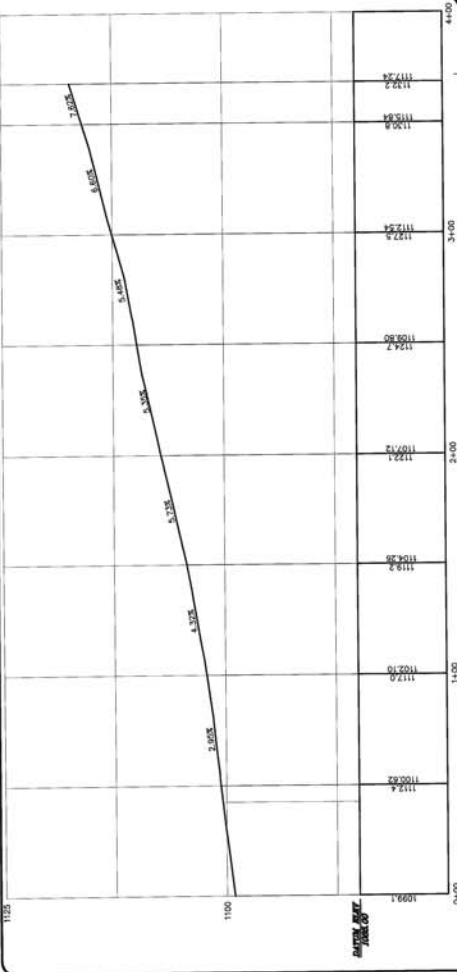
TOTAL LOTS=2

R.O.W. 9980 S.F.

OWNER INFORMATION:
LYNCH SURVEYS LLC
1405 COUNTRY CLUB DRIVE
KNOXVILLE, TN 37912

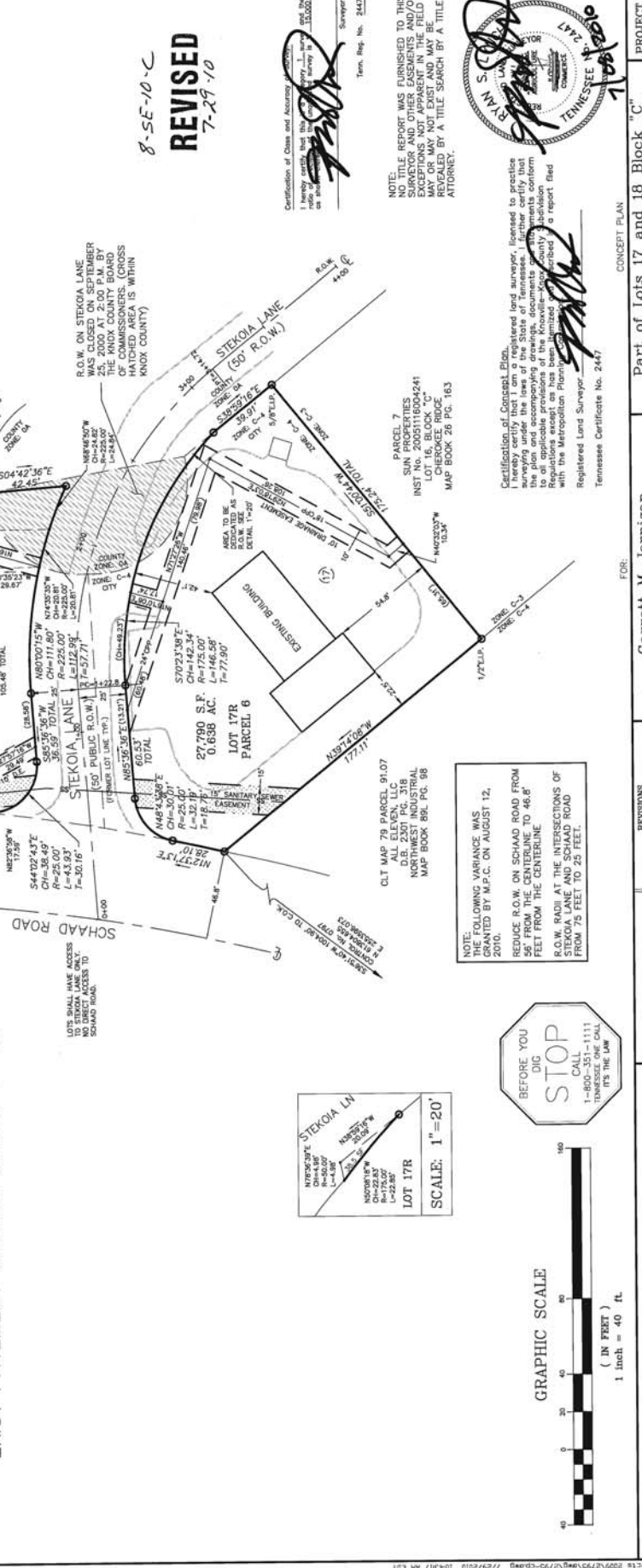
LOT 17R
CHEROKEE RIDGE LLC
KNOXVILLE, TN 37914

NOTES:
1. IRON PINS SET AT ALL CORNERS BY THIS SURVEY UNLESS OTHERWISE NOTED.
2. C.T. TAX MAP 67M-A PARCELS 5 AND 6.
3. DEED REFERENCE:
PARCEL 5.....INSTRUMENT NO.200268608457
PARCEL 6.....INSTRUMENT NO.200708170015480
PARCEL 5 (CLOSED R.O.W.)
PARCEL 6 (CLOSED R.O.W.)
4. GRID NORTH IS BASED ON BEARING OF N21°48'55" E BETWEEN C.D.K. CONTROL POINTS. DISTANCES HAVE NOT BEEN ADJUSTED TO GRID. [NAD83 (NRS62007)]
5. 10' UTILITY AND DRAINAGE EASEMENT ON ALL EXTERIOR LOT LINES 5' ON ALL INTERIOR EXCEPT AS MODIFIED BY PARAGRAPH
6. CITY BLOCK 40810.



EXIST PAVEMENT SECTION SCALE: 1"=10'

VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=40'



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REVISED
7-29-10
8-SE-10-C

Certification of Class and Accuracy
I hereby certify that this survey was made by me or under my direct supervision and that I am a duly Licensed Professional Surveyor in the State of Tennessee.
[Signature]
Surveyor
Term, Reg. No. 2447

NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR INTERESTS MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.



Certification of Concept Plan.
I, the undersigned, a registered land surveyor, licensed to practice surveying under the laws of the State of Tennessee, do hereby certify that the plan and accompanying drawings, documents and instruments conform to the requirements of the Tennessee Surveying and Mapping Act and Regulations except as has been limited by the report filed with the Metropolitan Planning Commission. I have not been suspended or disciplined by the Metropolitan Planning Commission.
Registered Land Surveyor
Tennessee Certificate No. 2447

CONCEPT PLAN
Part of Lots 17 and 18 Block "C"
1st Unit of Cherokee Ridge Subdivision
District 6, Knox County, Tennessee
Ward 40, City of Knoxville, Tennessee

Garrett M. Jernigan
102 Stekoia Lane
Knoxville, Tennessee 37912
Phone: (865) 587-8663

NO.	REVISIONS
1	DRAWN BY: B. LYNCH
2	APPROVED BY: G. LYNCH
3	DATE: 07/29/2010
4	DATE: 07/29/2010
5	DATE: 07/29/2010
6	DATE: 07/29/2010

BEFORE YOU DIG STOP CALL 1-800-351-1111 IT'S THE LAW

GRAPHIC SCALE (IN FEET) 1 inch = 40 ft

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-952-8031 WWW.LYNCHSURVEY.COM