



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

▶ **FILE #:** 2-SC-10-C

AGENDA ITEM # 17

AGENDA DATE: 2/11/2010

▶ **SUBDIVISION:** DANNAHER PLACE

▶ **APPLICANT/DEVELOPER:** LAND DEVELOPMENT SOLUTIONS

OWNER(S):

TAX IDENTIFICATION: 47 33.01, 33.02, 33.06 047- 33.09, 040, 081 & 085

JURISDICTION: County Commission District 7

▶ **LOCATION:** East side of Conner Rd., north side of E. Emory Rd.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 88.05 acres

▶ **ZONING:** CA (General Business), OB (Office Medical & Related Services) & CB (Business and Manufacturing)

▶ **EXISTING LAND USE:** Vacant land

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

SURROUNDING LAND USE AND ZONING: Property in the area is zoned CA commercial and OB office. This site is in close proximity of the Emory Rd. / Interstate 75 interchange and the St. Mary's North hospital. There has been significant commercial, both retail and office, growth in the area in the past few years.

▶ **NUMBER OF LOTS:** 26

SURVEYOR/ENGINEER: Land Development Solutions

ACCESSIBILITY: Access is via Conner Rd., a collector street with a pavement width of 36' within a 65' wide right-of-way. With the Connection to the existing Dannaher Wy., this development will also have access from E. Emory Rd.

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Horizontal curve variance from 250' to 200' at sta. 26+50 of Dannaher Dr.
2. Right-of-way and pavement corner radius variances from 75' to 45' at all intersections

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 11 conditions:

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102). Change the name of Dannaher Wy. To Dannaher Road and dedicate the road to Knox County as a public road.

3. Access to all lots is to be from the internal road system except for lots 1 & 2. Lots 1 & 2 may have access to Conner Rd. if 300' of sight distance can be attained at each driveway location.
4. Construction of the right turn deceleration lanes on E. Emory Rd. and Conner Rd. as required by the Knox County Dept. of Engineering and Public Works and the Tenn. Dept. of Transportation
5. Relocating the existing northern driveway to the hospital at the time Dannaher Rd. is extended as shown on the plan
6. Constructing sidewalks on both sides of the proposed Dannaher Rd.
7. Provide a 75' transition radius at all cul de sacs
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance
10. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
11. 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.

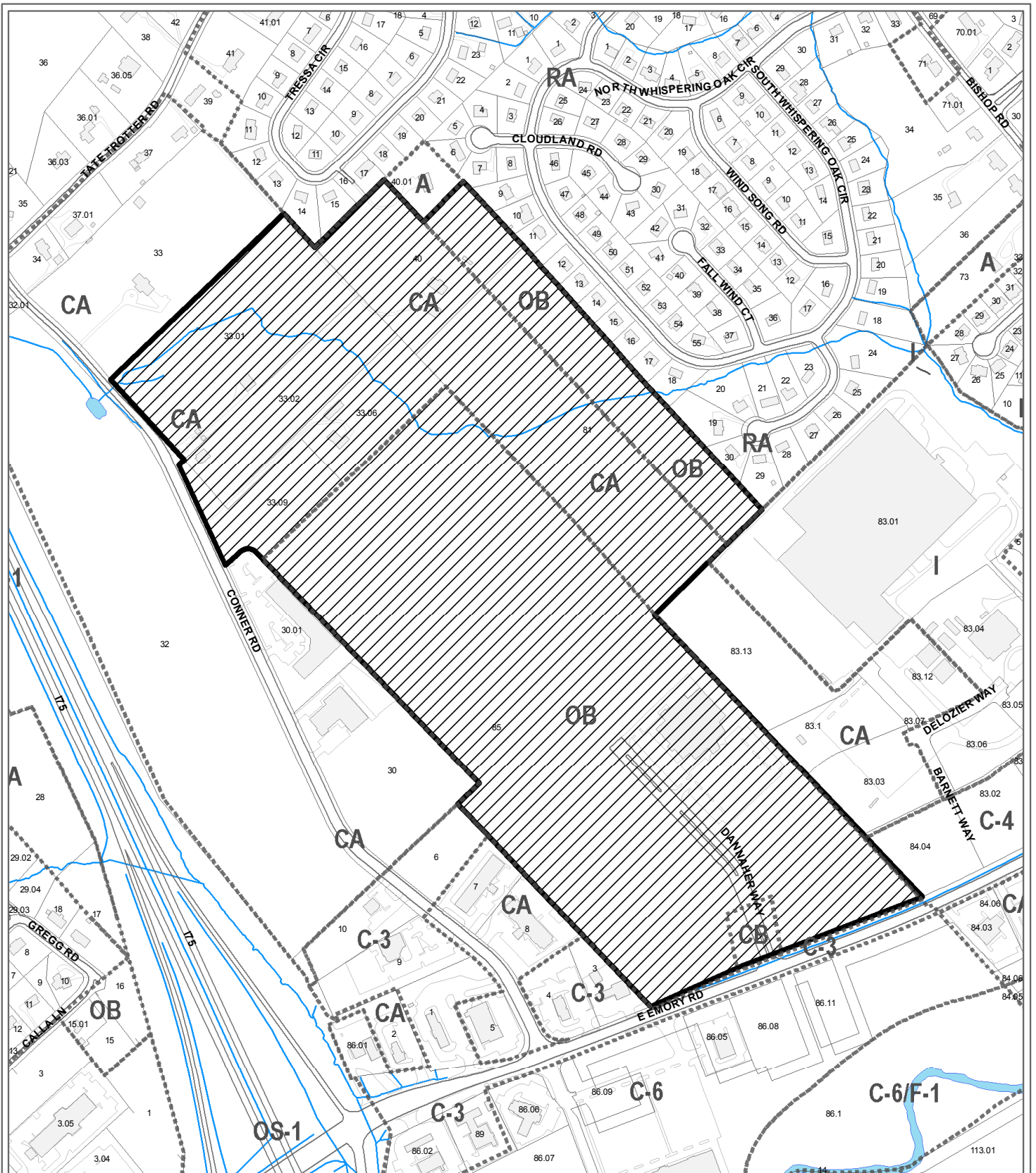
COMMENTS:

The applicants are proposing to divide parcels that contain 88 acres into 26 lots. The property is CA commercial and OB office. A portion of the site is already developed with the St. Mary's North hospital and the accompanying professional buildings and the health club. The existing road that serves the hospital (Dannaher Wy.) will be extended to Conner Rd. and dedicated as a public street.

ESTIMATED TRAFFIC IMPACT: Not calculated.

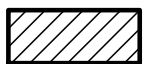
ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to . The date of the appeal hearing will depend on when the appeal application is filed.



**2-SC-10-C
CONCEPT PLAN**

Subdivision: Dannaher Place



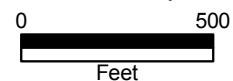
Approval of Concept Plan

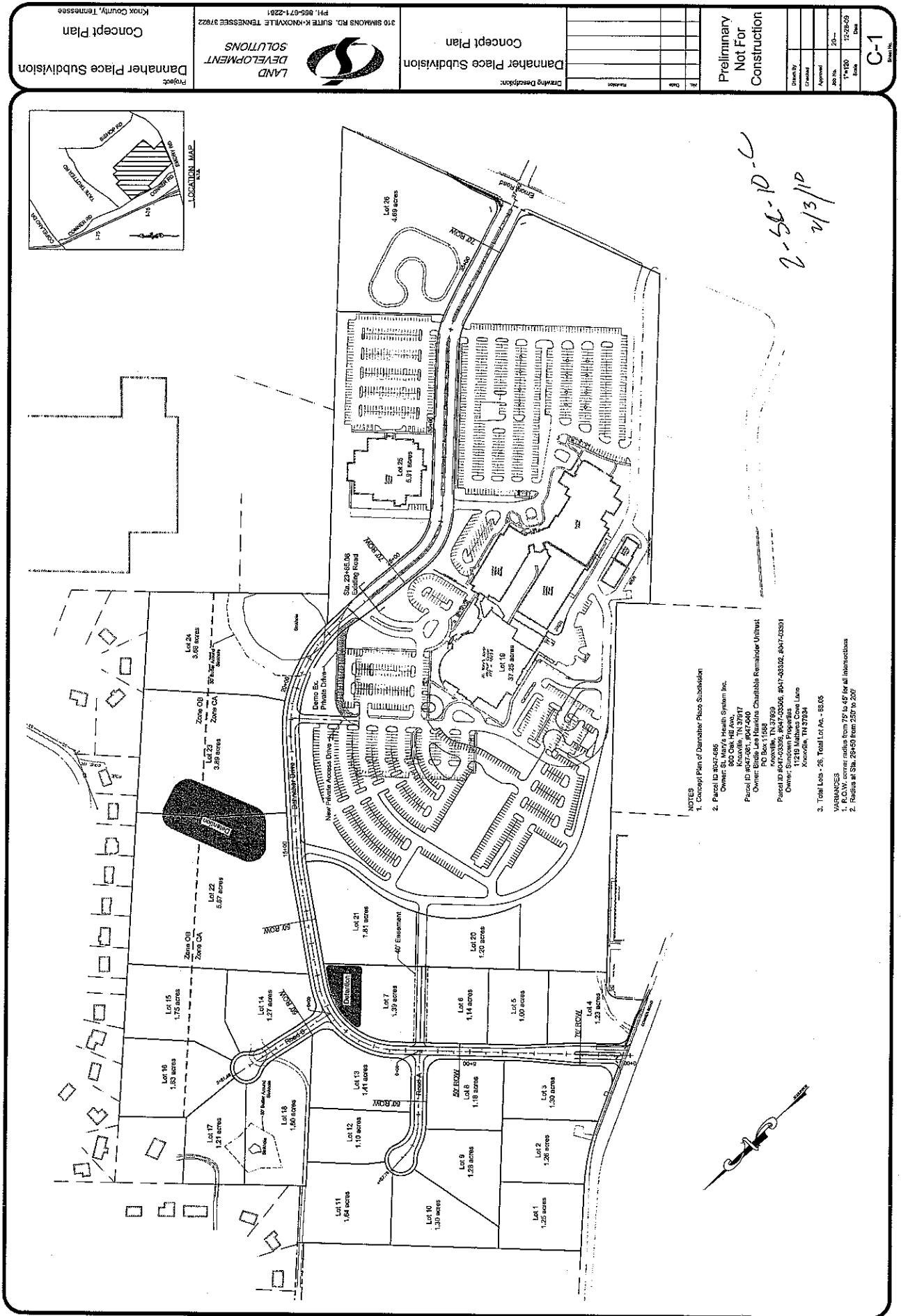
Map No: 47

Jurisdiction: County

Original Print Date: 1/27/2010
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:





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