



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

▶ **FILE #:** 1-SA-10-C

**AGENDA ITEM #:** 9

**AGENDA DATE:** 1/14/2010

▶ **SUBDIVISION:** ST. ANDREWS COMMERCIAL

▶ **APPLICANT/DEVELOPER:** WILL ROBINSON

**OWNER(S):** Oliver A. Smith IV

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**TAX IDENTIFICATION:** 120 H C 061

**JURISDICTION:** City Council District 2

▶ **LOCATION:** East end of E. Walker Springs Rd., north side of Interstate 40/75

**SECTOR PLAN:** Northwest City

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

**WATERSHED:** Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 14.7 acres

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▶ **ZONING:** O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Commercial subdivision (office park)

**SURROUNDING LAND USE AND ZONING:** Property in the area is zoned RP-1, R-1E and R-1 residential. Development in the area consists of a church and multi-family housing to the west, Interstate 40/75 to the south, a church to the east and single family dwellings to the north.

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▶ **NUMBER OF LOTS:** 6

**SURVEYOR/ENGINEER:** Will Robinson

**ACCESSIBILITY:** Access is via E. Walker Springs Ln., a local street with a pavement width of 25' within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

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**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject to 6 conditions**

1. Meeting all applicable requirements of the Knoxville Dept. of Engineering
2. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Dept. of Engineering.
3. Identify the proposed road to be an extension of E. Walker Springs Ln.
4. Redesign the proposed cul de sac at the end to meet the existing requirements as contained in the Subdivision Regulations
5. Connection to sanitary sewer and meeting any other requirement of the Knox County Health Dept.
6. 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.

**COMMENTS:**

The applicant is proposing to divide this 14.78 acre site into 6 lots. The use and intensity of development will

be controlled by the O-1 (Office, Medical and Related Service) District zoning regulations. City Council approved the rezoning of this site to O-1 in March, 2005.

After the site is graded to create the building pads, a portion of the site that is now draining toward Saint Andrews Subdivision will be directed to the west. Staff has been told that a drainage problem currently exists in Saint Andrews. Development of this site as proposed should alleviate some of that problem. Since this site drains into the Ten Mile Creek drainage basin, storm drainage from this site will have to be contained in a retention pond which means, in most cases, that it will not leave the site. The applicant has already received a permit from the Tenn. Dept. of Environment and Conservation for an injection well to be located on this site.

The site has a number of easements crossing the site. The applicant will have to obtain the permission of the easement holders before any grading or development of this site can occur.

#### 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 office park subdivision is consistent in use and density with the recent zoning and development in the area.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed office park subdivision meets the standards for development within the O-1 (Office, Medical and Related Services) District and all other requirements of the Zoning Ordinance.
2. The proposed subdivision 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.

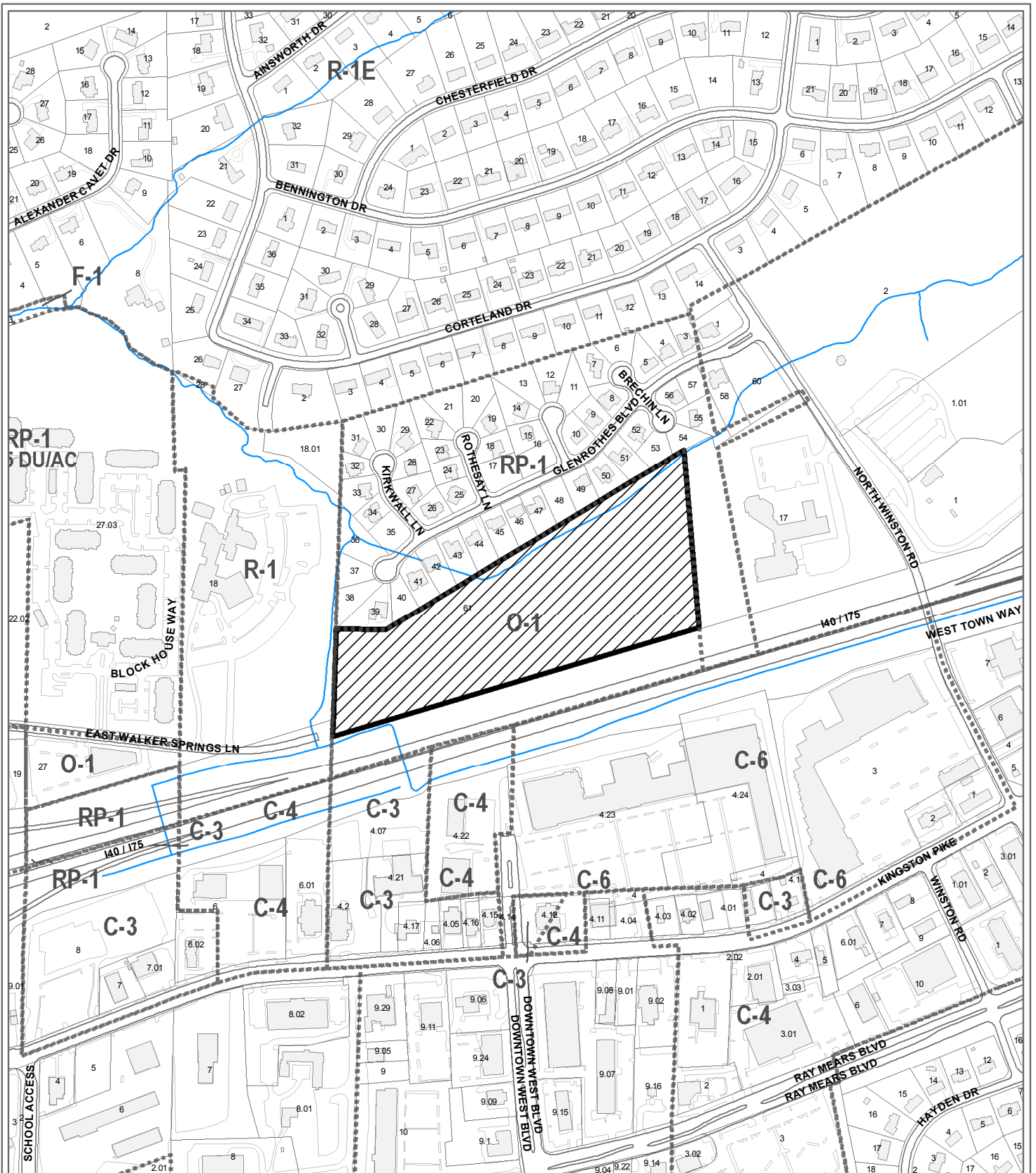
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan permits O (Office) development to occur on this site. Development of this site as proposed conforms to the One Year 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.



**1-SA-10-C  
CONCEPT PLAN**

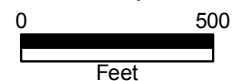
Subdivision: St. Andrews Commercial



Approval of Concept Plan

Map No: 120

Jurisdiction: City



Original Print Date: 12/28/2009      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



OWNER: SAINT ANDREW REALTY  
 CONTACT: CLAUER SMITH  
 ADDRESS: 131 BRENTWOOD DR  
 OAK RIDGE, TN 37830  
 PHONE: 865-386-4200  
 ENGINEER: WILL ROBINSON & ASSOCIATES  
 131 BRENTWOOD DR  
 OAK RIDGE, TN 37830  
 PHONE: 865-386-4200  
 CONTRACT NO. 109-001-001  
 CONTRACT WILL BE DETERMINED  
 TO BE DETERMINED

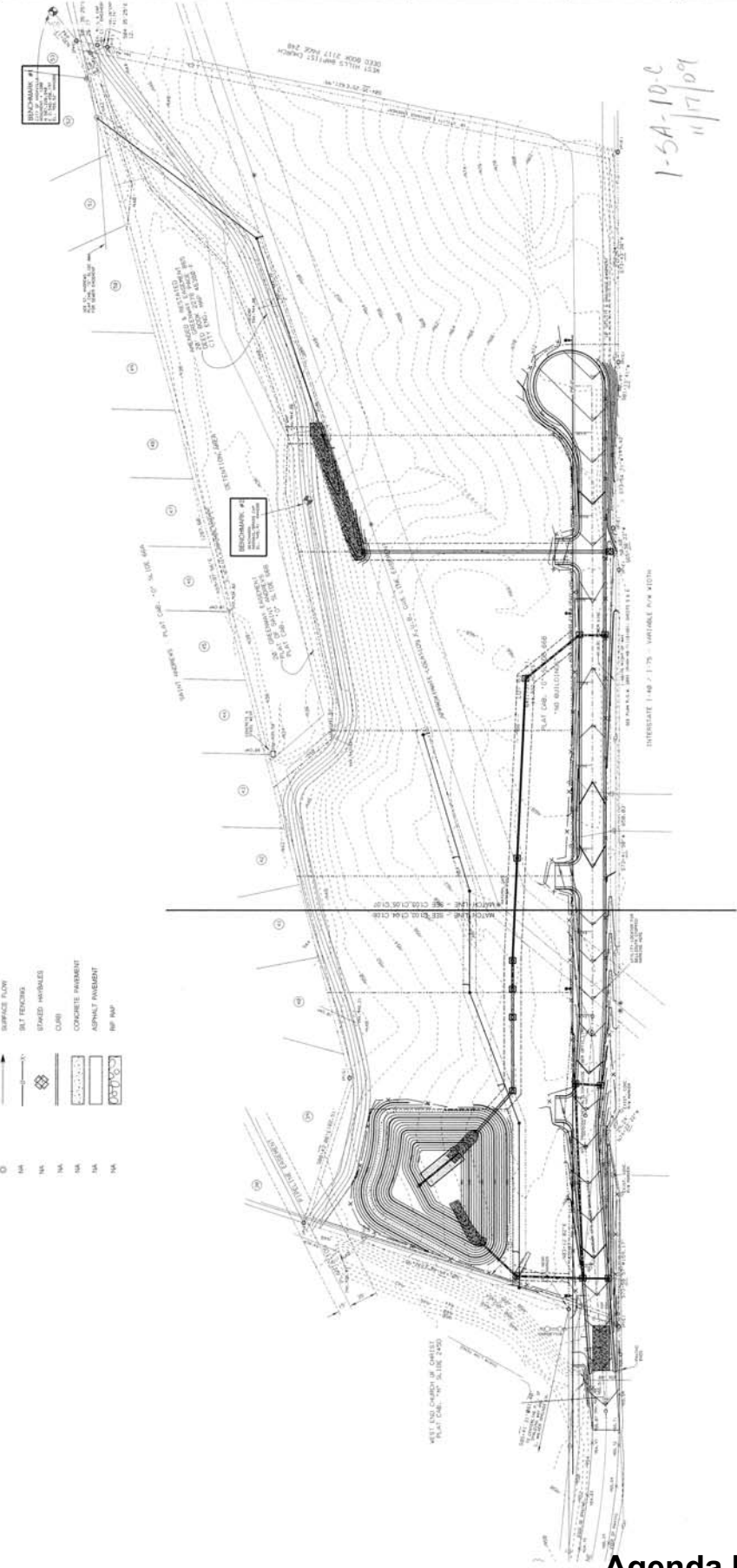
**NOTES:**

1. SITE BENCHMARK CONTACT SURVEYOR FOR SITE BENCHMARK LOCATION AND ELEVATION DATA TO BE OBTAINED AND USED AS SHOWN.
2. ALL DIMENSIONS AND SPACING INFORMATION IS BASED ON A SURVEY BY WILL ROBINSON & ASSOCIATES. THE ARCHITECT AND THE ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY AND COMPLETENESS OF ALL DIMENSIONS AND SPACING INFORMATION PROVIDED BY OTHERS.
3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY LOCATOR. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF ALL UTILITY INFORMATION.
4. MARKED CENTERLINE
5. MARK 4# BLOCK (480#)
6. 1/8" PROPERTY COMPASS 1/4" ACRES
7. DEED REFERENCE 2008D-00082
8. ZONING L-1
9. SETBACKS FRONT 27' SIDE 15' REAR 30'

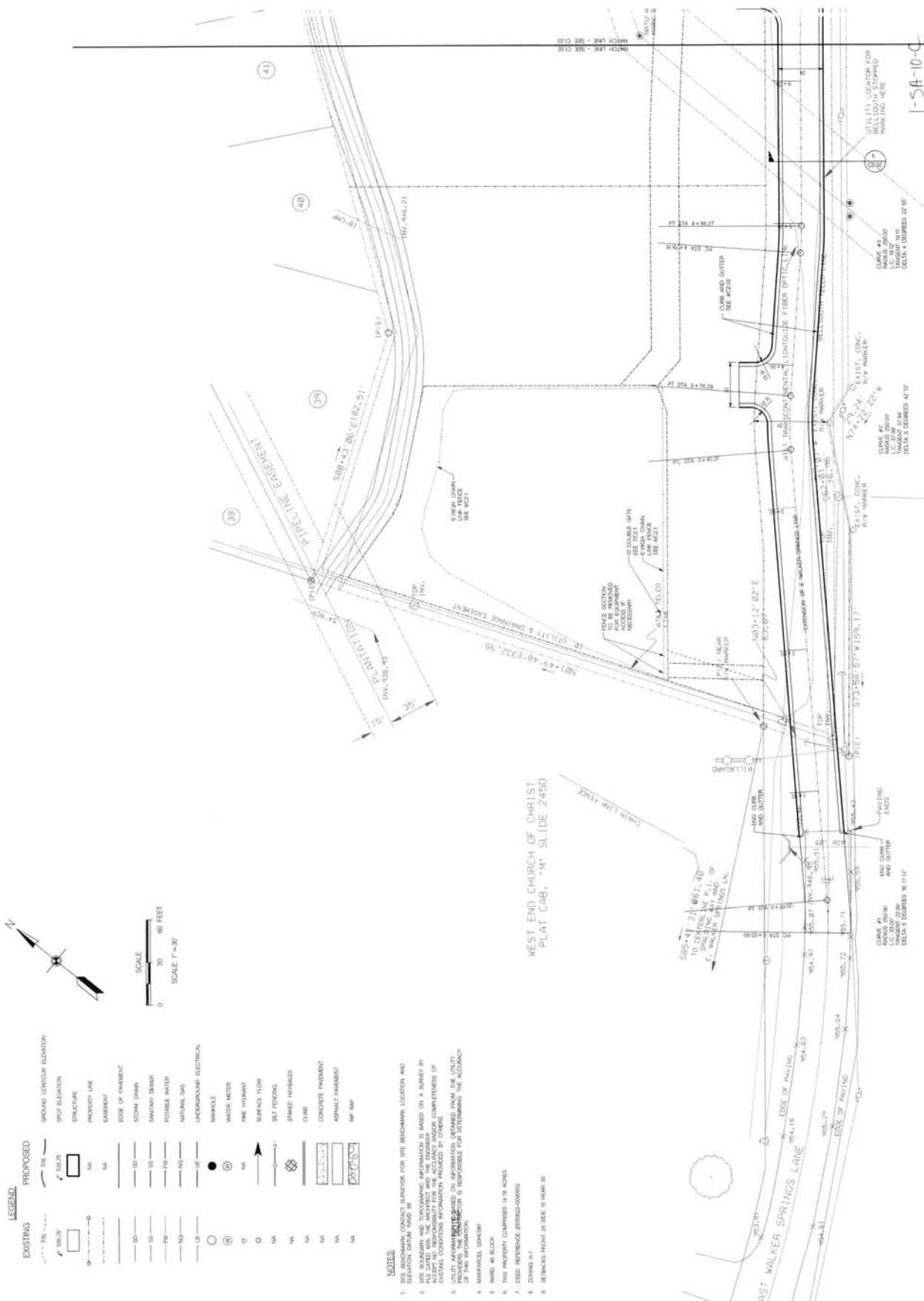
**LEGEND:**

	EXISTING GROUND CONTOUR ELEVATION		PROPOSED GROUND CONTOUR ELEVATION
	SPOT ELEVATION		STRUCTURE
	PROPERTY LINE		EASEMENT
	EDGE OF PAVEMENT		STORM DRAIN
	SANITARY SEWER		PORTABLE WATER
	NATURAL GAS		UNDERGROUND ELECTRICAL
	MANHOLE		WATER METER
	FIRE HYDRANT		SURFACE FLOW
	JET FENCING		EDGED INVISALES
	CONCRETE PAVEMENT		ASPHALT PAVEMENT
	TOP MAP		

**SCALE:**  
 1" = 60' (Horizontal)  
 1" = 8' (Vertical)



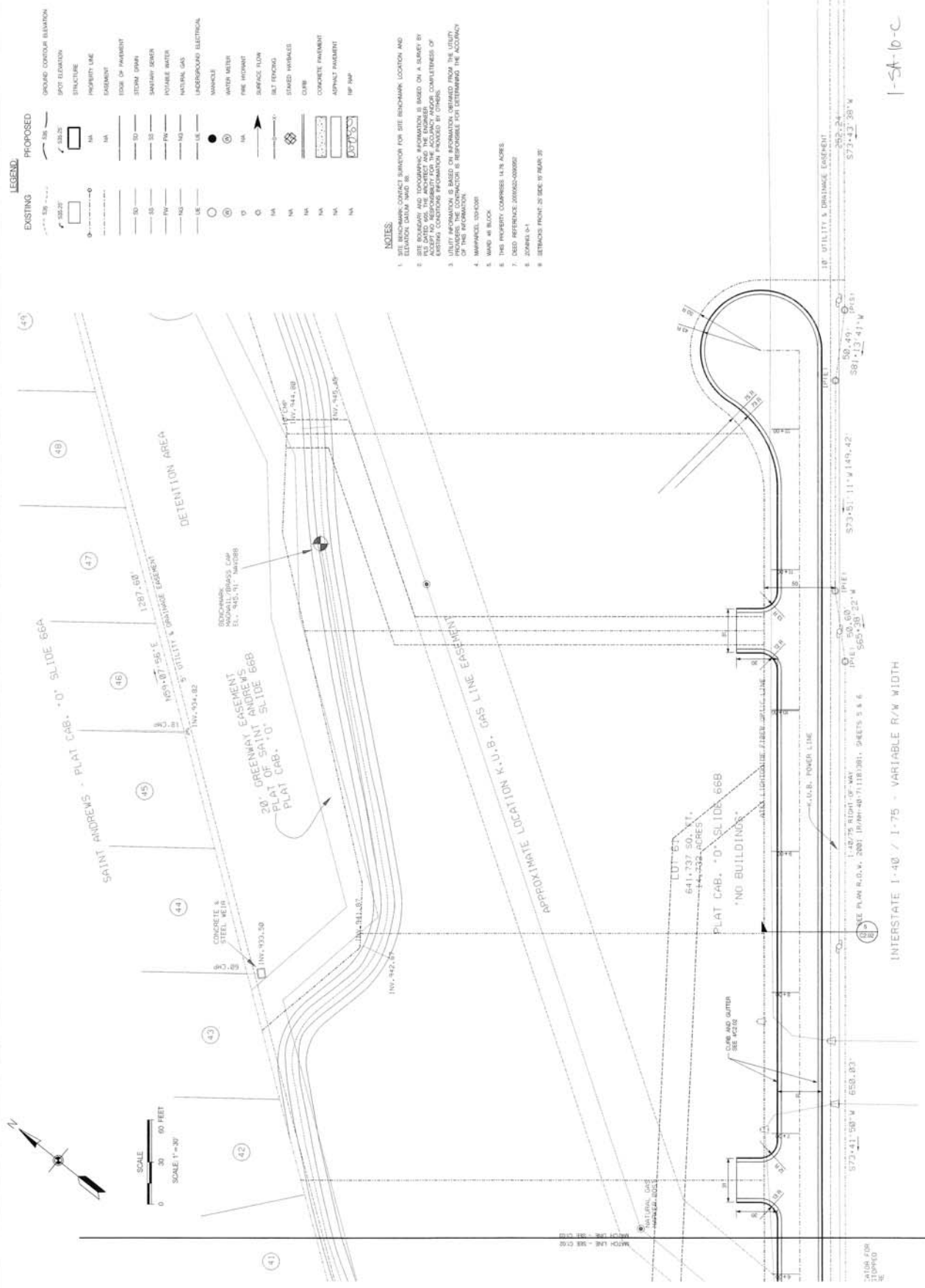
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 11/17/09



**LEGEND:**

EXISTING	PROPOSED
Ground Contour Elevation	Spot Elevation
Structure	Structure
Property Line	Property Line
Easement	Easement
Edge of Pavement	Edge of Pavement
Bottom Drain	Bottom Drain
Sanitary Sewer	Sanitary Sewer
Possible Water	Possible Water
Natural Gas	Natural Gas
Lakeground Electrical	Lakeground Electrical
Manhole	Manhole
Water Meter	Water Meter
Fire Hydrant	Fire Hydrant
Surface Flow	Surface Flow
Set Fencing	Set Fencing
Staked Hydrals	Staked Hydrals
Curb	Curb
Concrete Pavement	Concrete Pavement
Asphalt Pavement	Asphalt Pavement
HP MP	HP MP

- NOTES:**
1. SEE BENCHMARK CONDUCT SURVEY FOR SITE BENCHMARK LOCATION AND ELEVATION DATA. \*M\* IS IN.
  2. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY SAINT ANDREWS ENGINEERS, INC. DATE 08/11/08. THE CLIENT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
  3. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WALKER SPRINGS, TENNESSEE. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING THE ACCURACY OF THIS INFORMATION.
  4. MANHOLE UNKOWN
  5. \*M\* IS SLOPE
  6. THIS PROPERTY COMPRESSES 14.78 ACRES
  7. DEED REFERENCE 80062-000002
  8. ZONING 6-1
  9. SETBACKS FRONT 20 FEET, SIDE 10 FEET, REAR 30'



**LEGEND**

EXISTING	PROPOSED
GROUND CONTOUR ELEVATION	GROUND CONTOUR ELEVATION
SPOT ELEVATION	SPOT ELEVATION
STRUCTURE	STRUCTURE
PROPERTY LINE	PROPERTY LINE
EASEMENT	EASEMENT
EDGE OF PAVEMENT	EDGE OF PAVEMENT
STORM DRAIN	STORM DRAIN
SEWER	SEWER
SANITARY SEWER	SANITARY SEWER
POTABLE WATER	POTABLE WATER
NATURAL GAS	NATURAL GAS
UNDERGROUND ELECTRICAL	UNDERGROUND ELECTRICAL
MANHOLE	MANHOLE
WATER METER	WATER METER
FIRE HYDRANT	FIRE HYDRANT
SURFACE FLOW	SURFACE FLOW
SILT FENCING	SILT FENCING
STAINED SIDEWALK	STAINED SIDEWALK
DRIVE	DRIVE
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT
TIP PMP	TIP PMP

- NOTES**
1. SITE BENCHMARK CONTACT SURVEYOR FOR SITE BENCHMARK LOCATION AND ELEVATION DATUM (MAD 88).
  2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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