

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

▶ **FILE #:** 3-SC-10-C

**AGENDA ITEM #** 22

**AGENDA DATE:** 3/11/2010

▶ **SUBDIVISION:** NORRIS FREEWAY COMMERCIAL CENTER, PHASE II (FKA:  
 NORTHFORK STATION, PHASE II)

▶ **APPLICANT/DEVELOPER:** TTC HALLS, LLC

**OWNER(S):** TTC Halls, LLC

**TAX IDENTIFICATION:** 38 C G 006

**JURISDICTION:** County Commission District 7

▶ **LOCATION:** Northeast side of Norris Freeway, north of E. Emory Rd.

**SECTOR PLAN:** North County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Beaver Creek

▶ **APPROXIMATE ACREAGE:** 6.69 acres

▶ **ZONING:** SC (Shopping Center)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Commercial Lots

**SURROUNDING LAND USE AND ZONING:** North: Norris Freeway Commercial Center, Phase I / SC (Shopping Center)  
 South: Beaver Creek and vacant land / A (Agricultural) & F (Floodway)  
 East: Norris Freeway Commercial Center, Phase I / SC (Shopping Center)  
 West: Residences and Norris Freeway / RA (Low Density Residential) & A (Agricultural)

▶ **NUMBER OF LOTS:** 5

**SURVEYOR/ENGINEER:** Site Inc.

**ACCESSIBILITY:** Access is via Norris Freeway, a minor arterial street that goes from a two lane section at the north and south ends of the commercial center to four lanes with additional turn lanes serving the two commercial center entrances within a 200'+ right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. To allow permanent cross access easements as legal access for proposed lots.

**STAFF RECOMMENDATION:**

▶ **APPROVE variance 1 because the site conditions and use restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.**

**APPROVE the Concept Plan for five lots subject to 13 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Conducting compaction testing in all fill areas associated with street/driveway construction and building sites per the requirements of the Knox County Department of Engineering and Public Works.

4. Providing a detailed grading plan for proposed Lot 9 at the design plan stage of the subdivision to show that a building site with adequate access can be achieved on the lot. The design plan approval certification form from the Knox County Department of Engineering and Public Works must specify that a building site with adequate access can be achieved on Lot 9 before MPC Staff will accept the final plat for that lot.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation and Army Corps of Engineers.
7. Implementation of the road improvements as recommended in the Traffic Impact Study submitted with the concept plan for Norris Freeway Commercial Center (7-SJ-06-C) for the intersections of Emory Rd. with Andersonville Pike and Norris Freeway, and Norris Freeway up to and including the two entrances for the proposed commercial subdivision. The applicant shall be responsible for all improvements that will not be implemented by the Tennessee Department of Transportation in their scheduled improvements to Emory Rd. and Norris Freeway.
8. Obtaining street connection permits from the Tennessee Department of Transportation (TDOT) including final acceptance of the improvements by TDOT.
9. Placing a note on the final plat that states that access shall be to internal driveways only with no direct access to Norris Freeway and no direct access from Lots 7 and 11 to the Joint Permanent Easement serving the Norris Freeway Commercial Center subdivision.
10. Prior to final plat certification, recording the permanent cross access easements that provide access for those lots that do not have direct access to the Joint Permanent Easement serving the Norris Freeway Commercial Center due to access restrictions.
11. Use on review approval is required for any proposed development on the individual lots.
12. Meeting all applicable requirements of the Knox County Zoning Ordinance.
13. 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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

**COMMENTS:**

The applicant is proposing to subdivide a 6.69 acre tract into five lots for commercial development under the SC (Shopping Center) district.

This site was rezoned to SC (Shopping Center) by the Knox County Commission on November 20, 2000. A concept plan for a 53.41 acre tract was approved by the Planning Commission on July 13, 2006.. This 6.69 acre tract was designated as future development on the original concept plan and requires approval from the Planning Commission for any further subdivision or development. A major portion of the 6.69 acre site was designated as part of the drainage system that tied into a tributary of Beaver Creek. The applicant has been working with the Tennessee Department of Environment and Conservation, Army Corps of Engineers and Knox County on changes to the creek and drainage way in the area which allows for consideration of the proposed lots.

A number of improvements were put in place for a proposed Walmart Supercenter, a Home Depot and retail shops. The main access to the property is from a Joint Permanent Easement off of Norris Freeway that serves the entire commercial subdivision. A second access to Norris Freeway was approved at the northern end of the Walmart site. The access for this proposed subdivision will be restricted to access from the JPE with no direct access from the lots to Norris Freeway.

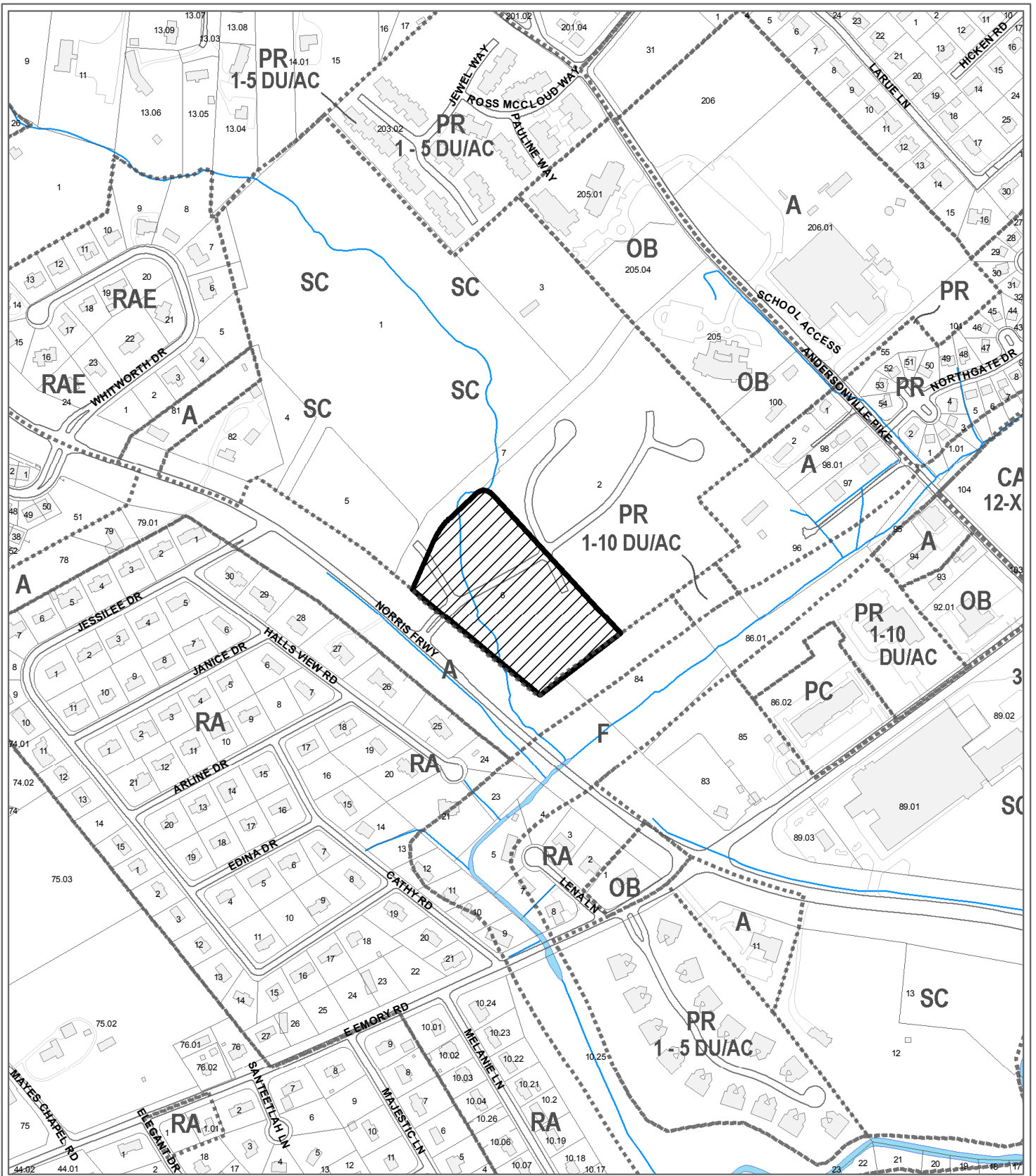
A Traffic Impact Study was prepared for the 53.41 acre commercial development. Staff has recommended a condition for this subdivision that requires implementation of the road improvements as recommended in the Traffic Impact Study and final acceptance of the improvements by the Tennessee Department of Transportation.

ESTIMATED TRAFFIC IMPACT 5230 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

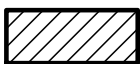
ESTIMATED STUDENT YIELD: Not applicable.

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.



**3-SC-10-C  
CONCEPT PLAN**

Subdivision: Norris Frwy Commercial Cntr, Phase II



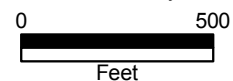
Approval of Concept Plan

Original Print Date: 2/22/2010  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Map No: 38

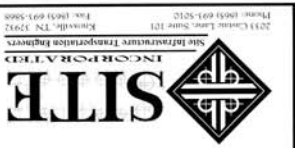
Jurisdiction: County



C1.1

REVISIONS	
NO.	DATE
1	02/28/10
2	03/02/10

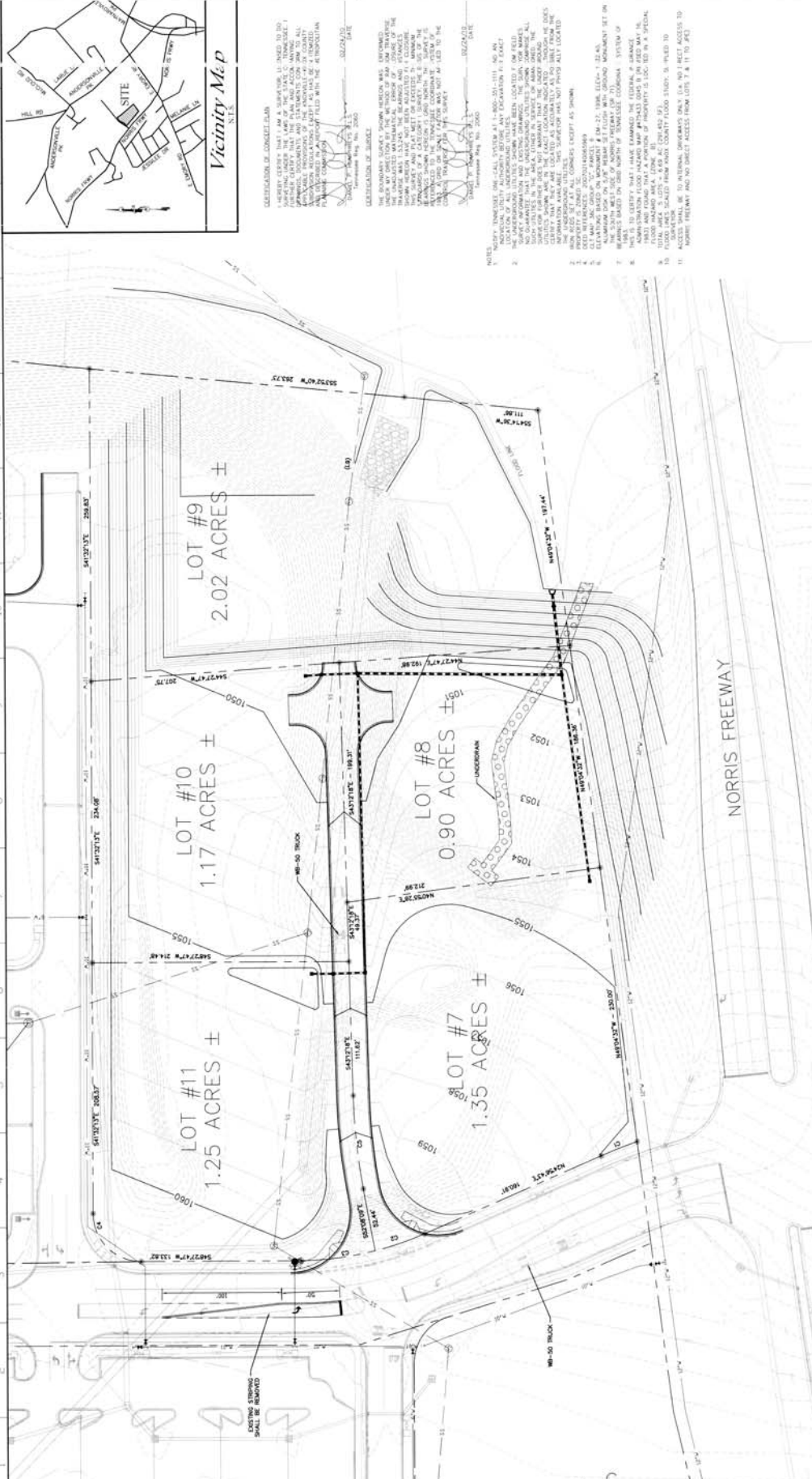
Checked By: [ ] Date: 03/23/10  
 Drawn By: [ ] Date: 03/23/10  
 Scale: 1/8" = 100' City & County  
 Project Name: NORRIS FREEWAY COMMERCIAL CENTER - PHASE II  
 Concept Plan of  
 Norris Freeway  
 Knox County, Tennessee  
 TTC Halls, LLC



**CONCEPT PLAN**  
 NOT FOR CONSTRUCTION

**REVISED**  
 2-25-10  
 3-5C-10-C

Owner:  
 TTC HALLS, LLC  
 1000 HALLS DRIVE  
 KNOXVILLE, TN 37909  
 (605) 588-5171



CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	31.98'	441.68'	N27°03'52"E	31.98'
C2	45.85'	270.07'	S41°13'14"W	45.85'
C3	62.83'	40.00'	S86°32'11"W	56.52'
C4	77.94'	500.00'	N43°40'14"W	77.94'

NOTE: 1. THE PROPOSED CONCEPT PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE PROPOSED CONCEPT PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE FEDERAL, STATE AND LOCAL AGENCIES. THE PROPOSED CONCEPT PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE FEDERAL, STATE AND LOCAL AGENCIES. THE PROPOSED CONCEPT PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE FEDERAL, STATE AND LOCAL AGENCIES.

