



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

▶ **FILE #:** 11-SB-10-C

AGENDA ITEM # 11

AGENDA DATE: 11/10/2010

▶ **SUBDIVISION:** ARLINGTON PLACE

▶ **APPLICANT/DEVELOPER:** BENCHMARK ASSOCIATES

OWNER(S): First Century Bank

TAX IDENTIFICATION: 49 093, 09301 & 10304

JURISDICTION: City Council District 4

▶ **LOCATION:** Northwest side of Washington Pike, Southeast side of McCampbell Dr.

SECTOR PLAN: North City

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

WATERSHED: Love Creek & Whites Creek

▶ **APPROXIMATE ACREAGE:** 44.223 acres

▶ **ZONING:** SC-1 (Neighborhood Shopping Center), RP-1 (Planned Residential) & O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Mixed Use Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land / PR (Planned Residential), I (Industrial) & SC (Shopping Center)

South: Residences / PR (Planned Residential)

East: Residences / RP-1 (Planned Residential) & RA (Low Density Residential)

West: Residences / PR (Planned Residential)

▶ **NUMBER OF LOTS:** 3

SURVEYOR/ENGINEER: Benchmark Associates, Inc.

ACCESSIBILITY: Access is via Washington Pike, an minor arterial street with a 22' pavement width within a 70' right-of-way, and McCampbell Dr., a local street with a 17' pavement width with a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 7 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Installation of the street improvements recommended in the Traffic Impact Study prepared by Wilbur Smith Associates. The applicant shall work with the Knoxville Department of Engineering on the design, timing and implementation of the recommended street improvements.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of

Environment and Conservation.

6. The proposed lots will have access only to the internal street system unless additional access points are approved by the Planning Commission through the use on review or development plan review process.
7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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

COMMENTS:

This proposed concept plan is for the resubdivision of three tracts with a total area of 44.223 acres into three lots that will be served by a new public street. The property which is located on the northwest side of Washington Pike and southeast side of McCampbell Dr. is zoned SC-1 (Neighborhood Shopping Center), RP-1 (Planned Residential) & O-1 (Office, Medical, and Related Services). The three lots are primarily divided along the zoning lines with the SC-1 lot having 17.061 acres, the RP-1 lot having 22.569 acres and the O-1 lot with 3.062 acres.

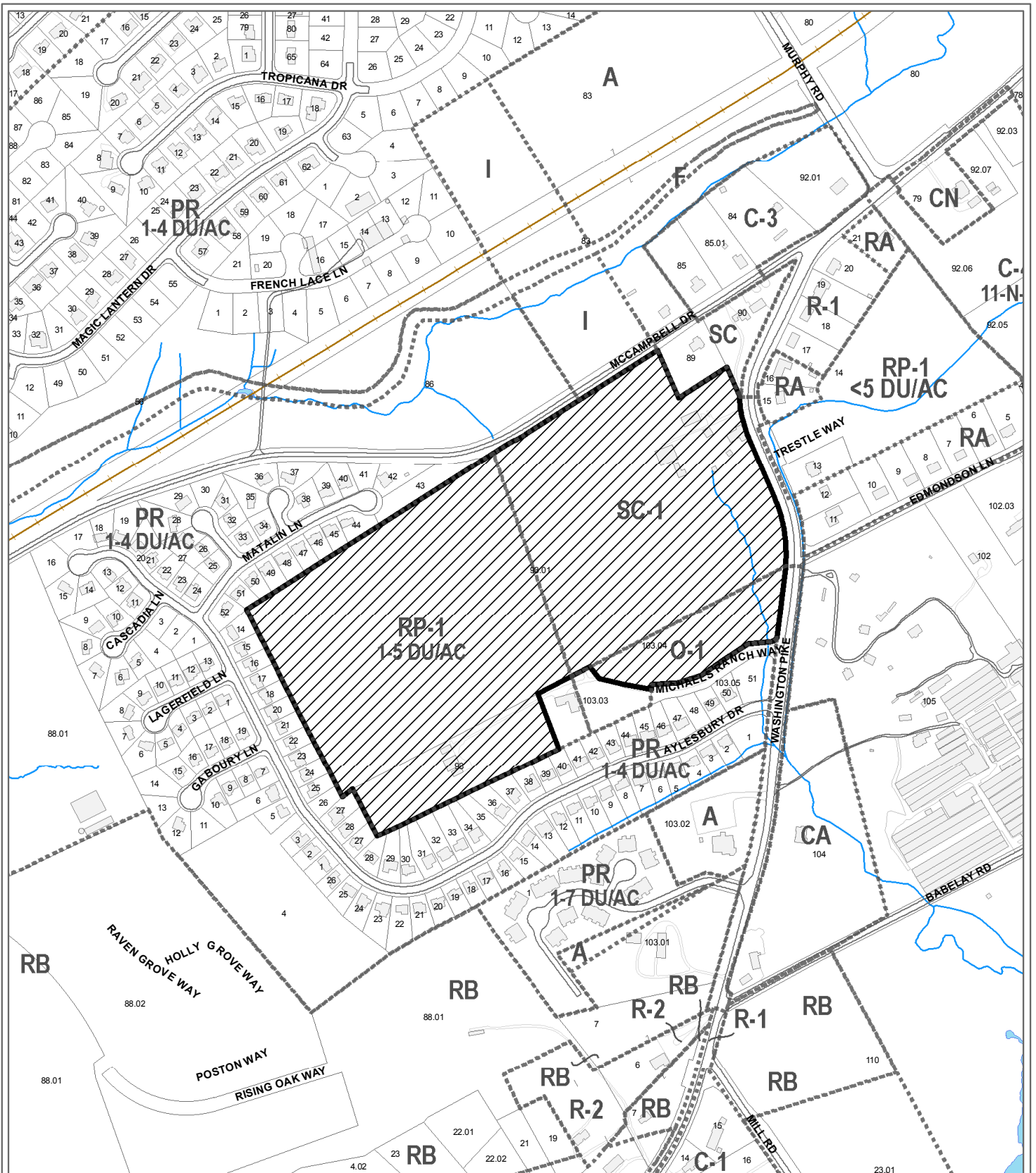
The proposed public street which will have access to Washington Pike will be located directly opposite Edmondson Lane. The proposed cul-de-sac street is designed with one entering and two exiting lanes with a divided median. A Traffic Impact Study prepared by Wilbur Smith Associates is currently under review by Staff and will identify any required street improvements.

A use-on-review application has been submitted for the December 9, 2010 Planning Commission meeting for the RP-1 lot. The proposal is for a church and assisted living facility on the 22.478 acre lot. A proposed master sign plan has also been submitted for the RP-1 and SC-1 property.

ESTIMATED TRAFFIC IMPACT: Not calculated.

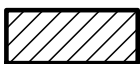
ESTIMATED STUDENT YIELD: Not applicable.

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.



**11-SB-10-C
CONCEPT PLAN**

Subdivision: Arlington Place



Approval of Concept Plan

Original Print Date: 10/26/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 49
Jurisdiction: City

0 500
Feet



BENCHMARK ASSOCIATES, INC.
 Land Planners & Land Surveyors
 13308 Hixson Valley Road
 Knoxville, Tennessee 37922
 Phone: (615) 582-0899
 Fax: (615) 582-0919

ARLINGTON PLACE
 5815 & 5729 WASHINGTON PIKE
 KNOXVILLE, TENNESSEE 37918
 ARLINGTON BAPTIST CHURCH

CP-1.0
 SITE PLAN for CONCEPT PLAN
 DATE: 04-02-2008
 SCALE: 1" = 100'
 TITLE: ARLINGTON PLACE
 PROJECT NO: 10119072-000

ARLINGTON PLACE
 24.642 ± ACRES ZONED "RP-1 1-5 DU/AC"
 18,519 ± ACRES ZONED "SC-1"
 2,984 ± ACRES ZONED "O-1"

DEVELOPED BY:
 ARLINGTON BAPTIST CHURCH
 CITIZENS NATIONAL BANK
 FIRST CENTURY BANK
 CITIZENS NATIONAL BANK
 1928 FAIRMONT BOULEVARD
 KNOXVILLE
 TENNESSEE 37917

PROPERTY INFORMATION

7th CIVIL DISTRICT OF KNOX COUNTY
 33TH WARD OF THE CITY OF KNOXVILLE
 CITY BLOCK 33194
 CLT MAP 049, PARCEL 93.01
 PLAT MAP CASE O, SLIDE 280-0
 DEED INSTRUMENT #20081203058532
 DEED INSTRUMENT #200609120022997

OWNERS:
 FIRST CENTURY BANK
 TAZEWELL, TN 37879
 % GEORGE W. & PATRICIA H. SMITH
 11738 TURKEY CREEK ROAD
 KNOXVILLE, TN 37922

7th CIVIL DISTRICT OF KNOX COUNTY
 33TH WARD OF THE CITY OF KNOXVILLE
 CITY BLOCK 33194
 CLT MAP 049, PARCEL 103.04
 PLAT MAP CASE O, SLIDE 280-0
 DEED INSTRUMENT #20081203058532
 DEED INSTRUMENT #200609120022997

TRACT I

7th CIVIL DISTRICT OF KNOX COUNTY
 CLT MAP 049, PARCEL 93
 PLAT INSTRUMENT #200512220054498
 DEED INSTRUMENT #001190047466,
 TRACT II

OWNER:
 CITIZENS NATIONAL BANK
 P.O. BOX 220
 ATHLETIC, TN 37371

UNDERGROUND ELECTRICAL..... KNOXVILLE UTILITY BOARD
 UNDERGROUND GAS..... KNOXVILLE UTILITY BOARD
 WATER..... NORTHEAST KNOX UTILITY DISTRICT
 UNDERGROUND TELEPHONE..... AT&T
 STORM SEWERS..... CITY OF KNOXVILLE

LOCATION MAP
 N.T.S.

KNOWLEDGE CDD NORTH

McCampbell Drive
 Washington Pike
 Edmondson Lane

PROPERTY INFORMATION

7th CIVIL DISTRICT OF KNOX COUNTY
 33TH WARD OF THE CITY OF KNOXVILLE
 CITY BLOCK 33194
 CLT MAP 049, PARCEL 93.01
 PLAT MAP CASE O, SLIDE 280-0
 DEED INSTRUMENT #20081203058532
 DEED INSTRUMENT #200609120022997

OWNERS:
 FIRST CENTURY BANK
 TAZEWELL, TN 37879
 % GEORGE W. & PATRICIA H. SMITH
 11738 TURKEY CREEK ROAD
 KNOXVILLE, TN 37922

7th CIVIL DISTRICT OF KNOX COUNTY
 33TH WARD OF THE CITY OF KNOXVILLE
 CITY BLOCK 33194
 CLT MAP 049, PARCEL 103.04
 PLAT MAP CASE O, SLIDE 280-0
 DEED INSTRUMENT #20081203058532
 DEED INSTRUMENT #200609120022997

TRACT I

7th CIVIL DISTRICT OF KNOX COUNTY
 CLT MAP 049, PARCEL 93
 PLAT INSTRUMENT #200512220054498
 DEED INSTRUMENT #001190047466,
 TRACT II

OWNER:
 CITIZENS NATIONAL BANK
 P.O. BOX 220
 ATHLETIC, TN 37371

UNDERGROUND ELECTRICAL..... KNOXVILLE UTILITY BOARD
 UNDERGROUND GAS..... KNOXVILLE UTILITY BOARD
 WATER..... NORTHEAST KNOX UTILITY DISTRICT
 UNDERGROUND TELEPHONE..... AT&T
 STORM SEWERS..... CITY OF KNOXVILLE

LOCATION MAP
 N.T.S.

KNOWLEDGE CDD NORTH

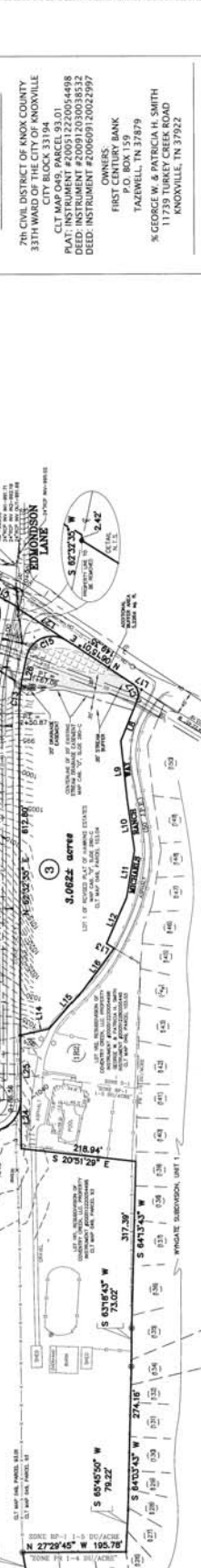
McCampbell Drive
 Washington Pike
 Edmondson Lane

ASSET AREA:

LOT 1 74.0000 SQ. FT.
 LOT 2 74.0000 SQ. FT.
 LOT 3 74.0000 SQ. FT.
 LOT 4 74.0000 SQ. FT.
 LOT 5 74.0000 SQ. FT.
 LOT 6 74.0000 SQ. FT.
 LOT 7 74.0000 SQ. FT.
 LOT 8 74.0000 SQ. FT.
 LOT 9 74.0000 SQ. FT.
 LOT 10 74.0000 SQ. FT.
 LOT 11 74.0000 SQ. FT.
 LOT 12 74.0000 SQ. FT.
 LOT 13 74.0000 SQ. FT.
 LOT 14 74.0000 SQ. FT.
 LOT 15 74.0000 SQ. FT.
 LOT 16 74.0000 SQ. FT.
 LOT 17 74.0000 SQ. FT.
 LOT 18 74.0000 SQ. FT.
 LOT 19 74.0000 SQ. FT.
 LOT 20 74.0000 SQ. FT.
 TOTAL 1,482.0000 ACRES

ASSET AREA:

LOT 1 74.0000 SQ. FT.
 LOT 2 74.0000 SQ. FT.
 LOT 3 74.0000 SQ. FT.
 LOT 4 74.0000 SQ. FT.
 LOT 5 74.0000 SQ. FT.
 LOT 6 74.0000 SQ. FT.
 LOT 7 74.0000 SQ. FT.
 LOT 8 74.0000 SQ. FT.
 LOT 9 74.0000 SQ. FT.
 LOT 10 74.0000 SQ. FT.
 LOT 11 74.0000 SQ. FT.
 LOT 12 74.0000 SQ. FT.
 LOT 13 74.0000 SQ. FT.
 LOT 14 74.0000 SQ. FT.
 LOT 15 74.0000 SQ. FT.
 LOT 16 74.0000 SQ. FT.
 LOT 17 74.0000 SQ. FT.
 LOT 18 74.0000 SQ. FT.
 LOT 19 74.0000 SQ. FT.
 LOT 20 74.0000 SQ. FT.
 TOTAL 1,482.0000 ACRES



Certification of Concept Plan

I hereby certify that I am a duly licensed Professional Engineer in the State of Tennessee, and I further certify that this plan and accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville/Knox County Subdivision and Platting Act, and that the same have been prepared in accordance with the Metropolitan Planning Commission.

Benjamin J. Moorhead, R.L.S. No. 1501
 Benchmark Associates, Inc.



NOTES:
 1) A MAINTENANCE AGREEMENT IS REQUIRED DURING THE MAINTENANCE PERIODS FOR THE DISTRICTS OF RECORD FROM THE COMMENCEMENT OF THE CITY STREET FOR THE CITY OF KNOXVILLE.

TABLE 1: AREA INFORMATION

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
1	LOT 1	74,000	1.69
2	LOT 2	74,000	1.69
3	LOT 3	74,000	1.69
4	LOT 4	74,000	1.69
5	LOT 5	74,000	1.69
6	LOT 6	74,000	1.69
7	LOT 7	74,000	1.69
8	LOT 8	74,000	1.69
9	LOT 9	74,000	1.69
10	LOT 10	74,000	1.69
11	LOT 11	74,000	1.69
12	LOT 12	74,000	1.69
13	LOT 13	74,000	1.69
14	LOT 14	74,000	1.69
15	LOT 15	74,000	1.69
16	LOT 16	74,000	1.69
17	LOT 17	74,000	1.69
18	LOT 18	74,000	1.69
19	LOT 19	74,000	1.69
20	LOT 20	74,000	1.69
TOTAL		1,482,000	33.6

TABLE 2: AREA INFORMATION

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
1	LOT 1	74,000	1.69
2	LOT 2	74,000	1.69
3	LOT 3	74,000	1.69
4	LOT 4	74,000	1.69
5	LOT 5	74,000	1.69
6	LOT 6	74,000	1.69
7	LOT 7	74,000	1.69
8	LOT 8	74,000	1.69
9	LOT 9	74,000	1.69
10	LOT 10	74,000	1.69
11	LOT 11	74,000	1.69
12	LOT 12	74,000	1.69
13	LOT 13	74,000	1.69
14	LOT 14	74,000	1.69
15	LOT 15	74,000	1.69
16	LOT 16	74,000	1.69
17	LOT 17	74,000	1.69
18	LOT 18	74,000	1.69
19	LOT 19	74,000	1.69
20	LOT 20	74,000	1.69
TOTAL		1,482,000	33.6