



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

▶ **FILE #:** 4-SA-12-C

AGENDA ITEM #: 10

AGENDA DATE: 4/12/2012

▶ **SUBDIVISION:** CIRCLE LANE (ODAR FACILITY)

▶ **APPLICANT/DEVELOPER:** CIRCLE LANE (ODAR FACILITY)

OWNER(S): Rooker Knoxville Odar, LLC

TAX IDENTIFICATION: 121 A A 00407

JURISDICTION: City Council District 2

▶ **LOCATION:** East of Westfield Rd., south of Papermill Dr.

SECTOR PLAN: West City

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

WATERSHED: Fourth Creek

▶ **APPROXIMATE ACREAGE:** 5 acres

▶ **ZONING:** C-4 (Highway and Arterial Commercial)

▶ **EXISTING LAND USE:** Public right-of-way

▶ **PROPOSED USE:** Public street

SURROUNDING LAND USE AND ZONING: Property in the area is developed with office and retail commercial uses. Zoning in the area is O-1 office and C-4 and C-6 commercial.

▶ **NUMBER OF LOTS:** 0

SURVEYOR/ENGINEER: Fulgum MacIndoe & Assoc.

ACCESSIBILITY: Access is via Circle Ln, a dead-end local street with a pavement width of 19' within a 50' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance from a K value of 25 to a K value of 17 on a crest

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 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 3 conditions:

1. Posting the speed limit on Circle Ln. at 25 mph as required by the Knoxville Engineering Dept.
2. Meeting all other applicable requirements of the Knoxville Engineering Dept.
3. 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.

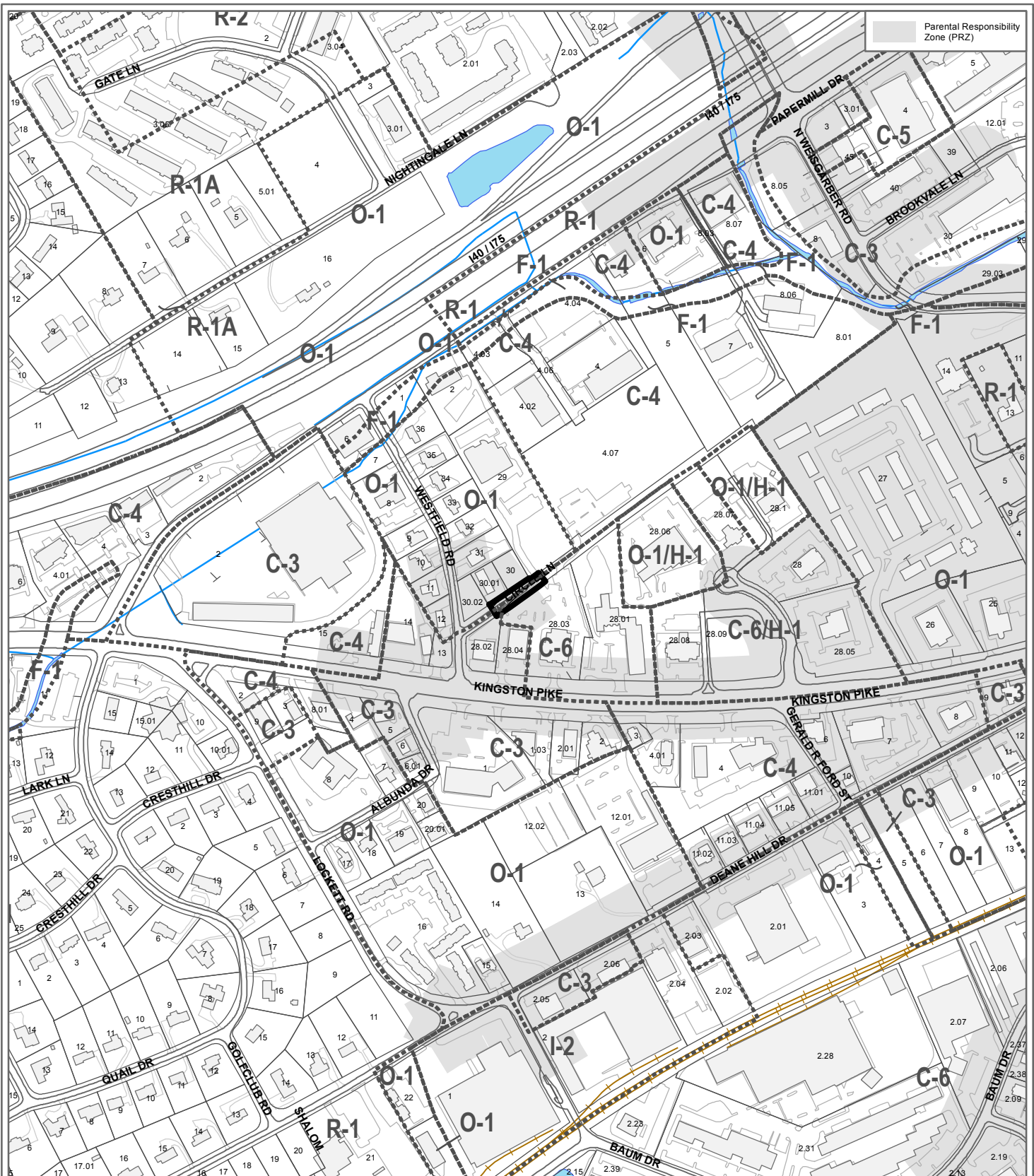
COMMENTS:

The applicant is revising a previously approved concept plan. Since the plan was originally approved, Circle Ln. has been extended. However, the extension was not exactly built as approved by MPC. The applicant is now requesting the needed variance to bring the plan in line with the construction. Staff does not object to this variance. The topography and the proximity to surrounding properties impacted how the road could actually be extended.

ESTIMATED TRAFFIC IMPACT: Not calculated.

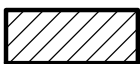
ESTIMATED STUDENT YIELD: Not applicable.

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.



**4-SA-12-C
CONCEPT PLAN**

Subdivision: Circle Lane (Odar Facility)



Approval of Concept Plan

Map No: 121

Jurisdiction: City

Original Print Date: 3/19/2012
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:





CONCEPT PLAN OF IMPROVEMENTS TO CIRCLE LANE
 KNOXVILLE, TENNESSEE 37919

ROOKER KNOXVILLE ODAE, LLC
 4920 NORTH ROYAL ATLANTA DRIVE
 TUCKER, GA 30084
 PROJECT MANAGER: MR. KYLE HORSBROOK
 TELEPHONE NO.: 678.367.4229
 EMAIL: KYLE.HORSBROOK@ROOKERCO.COM

CIRCLE DRIVE
 PLAN & PROFILE

NO.	REVISION/ISSUE
1	ISSUED FOR REVIEW/ISSUE
2	2/24/12

Project: 274712
 Date: 2/24/12
 Scale: 1"=30'

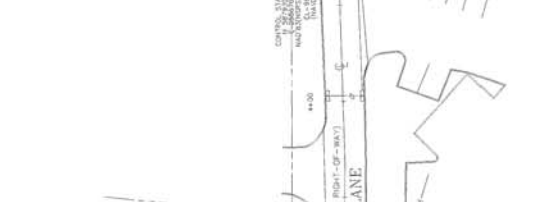
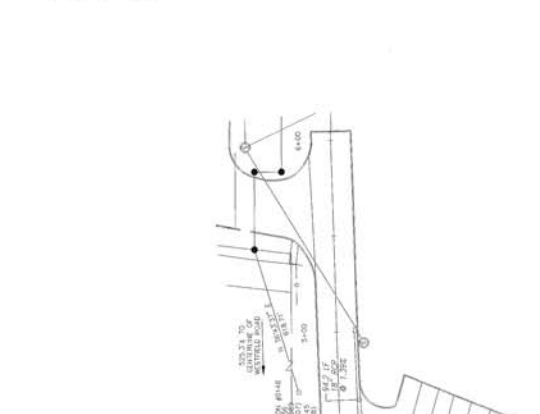
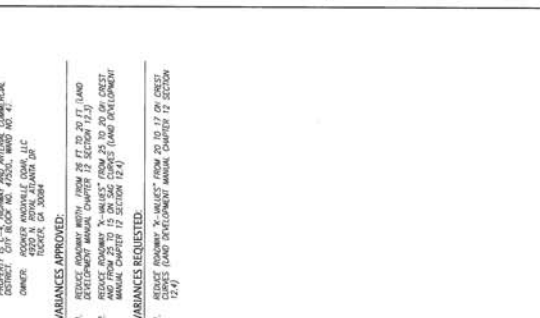
164-1123 ENGINEER CERTIFICATION OF CONCEPT PLAN:
 I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TENNESSEE, HEREBY CERTIFY THAT I AM THE DESIGNER OF THE CONCEPT PLAN FOR THE IMPROVEMENTS TO CIRCLE LANE, AND THAT I AM A MEMBER OF THE PROFESSIONAL ENGINEERS AND SURVEYORS BOARD OF REGULATION AND STANDARDS. I HAVE REVIEWED ALL APPROPRIATE RECORDS AND I HAVE CONDUCTED A VISUAL SURVEY OF THE PROJECT SITE. I HAVE REVIEWED ALL APPLICABLE REGULATIONS AND I HAVE FILED THIS PLAN WITH THE METROPOLITAN PLANNING COMMISSION. A RETURN FILED WITH THE COMMISSIONER.

SIGNATURE: _____
 PRINTED NAME: WILLIAM C. ELROD, JR.
 DATE: 02/24/2012

PROPERTY CONCERNED FOR PROPOSED ROAD IMPROVEMENTS
 PROJECTS (LAND) 300.00 AC. (0.00 AC. AS SHOWN IN ADEQ
 PROJECTS (WATER) 0.00 AC. (0.00 AC. AS SHOWN IN ADEQ
 PROJECTS (AIR) 0.00 AC. (0.00 AC. AS SHOWN IN ADEQ
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 OWNER: ROOKER KNOXVILLE ODAE, LLC
 4920 N. ROYAL ATLANTA DR.
 TUCKER, GA 30084

VARIANCES APPROVED:
 1. VARIANCE FROM SECTION 12.4 (1) AND 12.4 (2) TO ALLOW FOR THE PROPOSED ROAD IMPROVEMENTS TO CIRCLE LANE.
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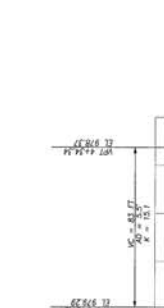
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CIRCLE DRIVE
 PLAN & PROFILE

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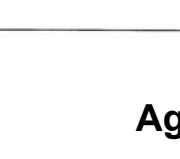
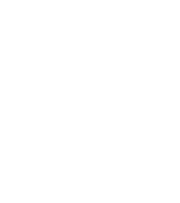
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8-27-13
 4-SA-16-F

PROFILE
 SCALE: 1"=30' HORIZ.
 1"=5' VERT.