



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

▶ **FILE #:** 2-SB-14-C **AGENDA ITEM #:** 12

POSTPONEMENT(S): 2/13/2013-3/13/2014 **AGENDA DATE:** 4/10/2014

▶ **SUBDIVISION:** CENTURY PARK AT PELLISSIPPI

▶ **APPLICANT/DEVELOPER:** COMMERCIAL & INVESTMENT PROPERTIES

OWNER(S): Commercial & Investment Properties

TAX IDENTIFICATION: 118 17713

JURISDICTION: City Council District 2

STREET ADDRESS:

▶ **LOCATION:** Southeast side of Dutchtown Rd., northeast side of Sherrill Blvd.

SECTOR PLAN: Northwest County

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

WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 39.35 acres

▶ **ZONING:** C-6 (General Commercial Park) / TO-1 (Technology Overlay) & BP-1 (Business and technology Park) / TO-1

▶ **EXISTING LAND USE:** Business park

▶ **PROPOSED USE:** Business Park Subdivision

SURROUNDING LAND USE AND ZONING: North: Pellissippi Parkway and Dutchtown Rd. interchange and vacant land / A (Agricultural) / TO (Technology Overlay) & BP (Business and Technology) / TO (Technology Overlay)
South: Mixed businesses / C-6 (General Commercial Park) / TO-1 (Technology Overlay)
East: Business Park and residences / C-6 (General Commercial Park) / TO-1 (Technology Overlay) and A (Agricultural)
West: Church and Pellissippi Parkway / A (Agricultural) / TO (Technology Overlay) & BP-1 (Business and technology Park) / TO-1 (Technology Overlay)

▶ **NUMBER OF LOTS:** 8

SURVEYOR/ENGINEER: Cannon & Cannon, Inc.

ACCESSIBILITY: Access is via Dutchtown Rd., a minor arterial street with a five lane section within a required right-of-way of 88'.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 9 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. All lots shall have access only to the internal street system except Lot 1 which will be allowed restricted access to Dutchtown Rd.
3. Sidewalks with a minimum width of 5', meeting the City of Knoxville and the Americans with Disabilities Act (ADA) requirements shall be added along both sides of the Joint Permanent Easement (JPE) driveway

network to allow pedestrian connections between the sidewalks along Dutchtown Rd. and the sidewalks within each development site. The sidewalks along the JPE's (Century Park Blvd., Investment Dr., & Global Way) frontage for Tax Parcels 177.06, 177.08, 177.10 and 177.14 and crosswalks at the roundabout shall be installed and approved by the City of Knoxville Department of Engineering prior to any new building permits being issued for any development sites within the subdivision. The remaining sidewalks shall be approved and installed as part of the development approval for each lot within the subdivision. Each sidewalk segment shall be completed and approved by the City of Knoxville Department of Engineering prior to a certificate of occupancy being issued for any building on the development parcel having frontage on the JPE.

4. Installing a traffic signal at the intersection of Century Park Blvd. and Dutchtown Rd. at such time that it is warranted by actual traffic volumes. A traffic signal warrant analysis may be required by Planning Commission staff for any future C-6 development review application within the Century Park development. The cost of the traffic signal and the traffic signal warrant analysis shall be born by the developer. The design and installation of the traffic signal is subject to approval by the Knox County Department of Engineering and Public Works and the Knoxville Department of Engineering.

5. Meeting all applicable requirements of the Knoxville Department of Engineering.

6. If any building construction is proposed within the 50 buffer area around any designated sinkhole, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knoxville Department of Engineering for consideration. Any construction in these areas is subject to approval by the City following review of the report. Engineered footings must be designed for these areas.

7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration and construction within any sinkholes.

8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

9. 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 this 39.35 acre tract into 8 lots for a business park development under the C-6 (General Commercial Park) and TO-1 (Technology Overlay) zoning districts. As proposed, the majority of the lots will be served by the existing private streets/Joint Permanent Easements (JPE) that provide access out to Dutchtown Rd., a minor arterial street.

The original concept plan (5-SL-04-C) for Century Park Subdivision was approved on May 13, 2004. The original approval was for 19 lots on 81.54 acres. To date, 8 development lots have been created within the subdivision. The original concept plan approval for the balance of the subdivision has expired.

The Traffic Impact Study (TIS) that was prepared for the original concept plan has been updated for this new concept plan. A copy of the Executive Summary from the revised TIS is attached to this report. The study identified future off-site street improvements that would be needed in part due to this proposed development. The recommended improvements included turn lane and ramp improvements at the Dutchtown Rd. at Cogdill Rd./Pellissippi Southbound Ramps and the Sherrill Blvd./Pellissippi Northbound Ramps. Since these intersections will be improved through a future Tennessee Department of Transportation / Knox County road improvement project staff is not recommending any condition for those improvements to be a part of this approval. Based on the recommendation from the study, staff has included a condition for the installation of the traffic signal at the intersection of Dutchtown Rd. and Century Park Blvd.

Staff is recommending a condition that sidewalks be added along both sides of the Joint Permanent Easement (JPE) driveway network to allow pedestrian connections between the sidewalks along Dutchtown Rd. (which extend from Sherrill Blvd. on the west to N. Cedar Bluff Rd. and beyond to the east) and the sidewalks within each development site. While the original concept plan (which has expired) did not identify sidewalks within the development, a prior Tennessee Technology Corridor Development Authority (TTEDA) application included a letter (copy attached - Item # 5) from the applicant's project manager stating that the "Master Plan for the entire development will depict and provide pedestrian connections around the entire site". At the time the applicant made the commitment to provide pedestrian connections around the entire site (April 2, 2008), the Master Plan did not include the design for pedestrian connections. Staff has not received any documentation from the applicant that it has ever been done. It is Staff's position that the pedestrian connections around the entire site should be addressed as a part of this concept plan approval since this is the last time we would be involved in an overall review of the Century Park development. From this point on Staff would only be reviewing final plat and individual C-6 site development plans. The applicant submitted a "Pedestrian Connectivity Exhibit" (copy attached) on April 2, 2014, that presents their proposal for sidewalks within the development. It is Staff's

position that while it is a good start, it falls short in that it is not providing any pedestrian connection to the two developed and two undeveloped lots in the northeast quadrant of the subdivision.

ESTIMATED TRAFFIC IMPACT: Not required.

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.