



KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT

FILE #: 9-SB-15-C AGENDA ITEM #: 9

POSTPONEMENT(S): 9/10/2015 AGENDA DATE: 10/8/2015

SUBDIVISION: DUTCHTOWN ROAD OFFICE WAREHOUSE

APPLICANT/DEVELOPER: FRED LANGELY

OWNER(S): Fred Langely

TAX IDENTIFICATION: 131 068 View map on KGIS

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Dutchtown Rd

LOCATION: Northwest side of Dutchtown Rd., southwest side of Simmons Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Turkey Creek

APPROXIMATE ACREAGE: 15.25 acres

ZONING: CB (Business and Manufacturing) / TO (Technology Overlay) & CB

EXISTING LAND USE: Vacant land

PROPOSED USE: Mixed Commercial

SURROUNDING LAND USE AND ZONING: North: Vacant land and mixed businesses / CB (Business and Manufacturing) / TO (Technology Overlay) & CB
South: Mixed businesses / CB (Business and Manufacturing) / TO (Technology Overlay) & CB
East: Vacant land / PC (Planned Commercial) / TO (Technology Overlay)
West: Mixed businesses / CB (Business and Manufacturing)

NUMBER OF LOTS: 8

SURVEYOR/ENGINEER: Dennis N. Gore

ACCESSIBILITY: Access is vis Simmons Rd., a local street with a pavement width of 36' within a 60' right-of-way.

SUBDIVISION VARIANCES REQUIRED: NA

STAFF RECOMMENDATION:

APPROVE the Concept Plan subject to 8 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 Knox County (Ord 91-1-102).
3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act ( ADA) and the Knox County Department of Engineering and Public Works, and shall be installed at the time the street improvements are installed for the subdivision.
4. Provision of a 30' wide greenway easement along Turkey Creek that crosses this site. The applicant is to work with the Knox County Greenways Coordinator to determine the exact location of the easement. The

easement is to be reflected on the final plat

5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. 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.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

**COMMENTS:**

The applicant is proposing to subdivide this 15.25 acre tract into 8 lots for development under the CB (Business and Manufacturing) zoning district. The proposed public street that will serve the subdivision will have access to Simmons Rd., a local street.

Given the anticipated number of trips that will be generated by this development, the applicant was required to have a traffic impact study prepared. The Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc., and as revised on September 21, 2015, identified that the existing street network has adequate capacity to handle the proposed development and off-site street improvements are not required.

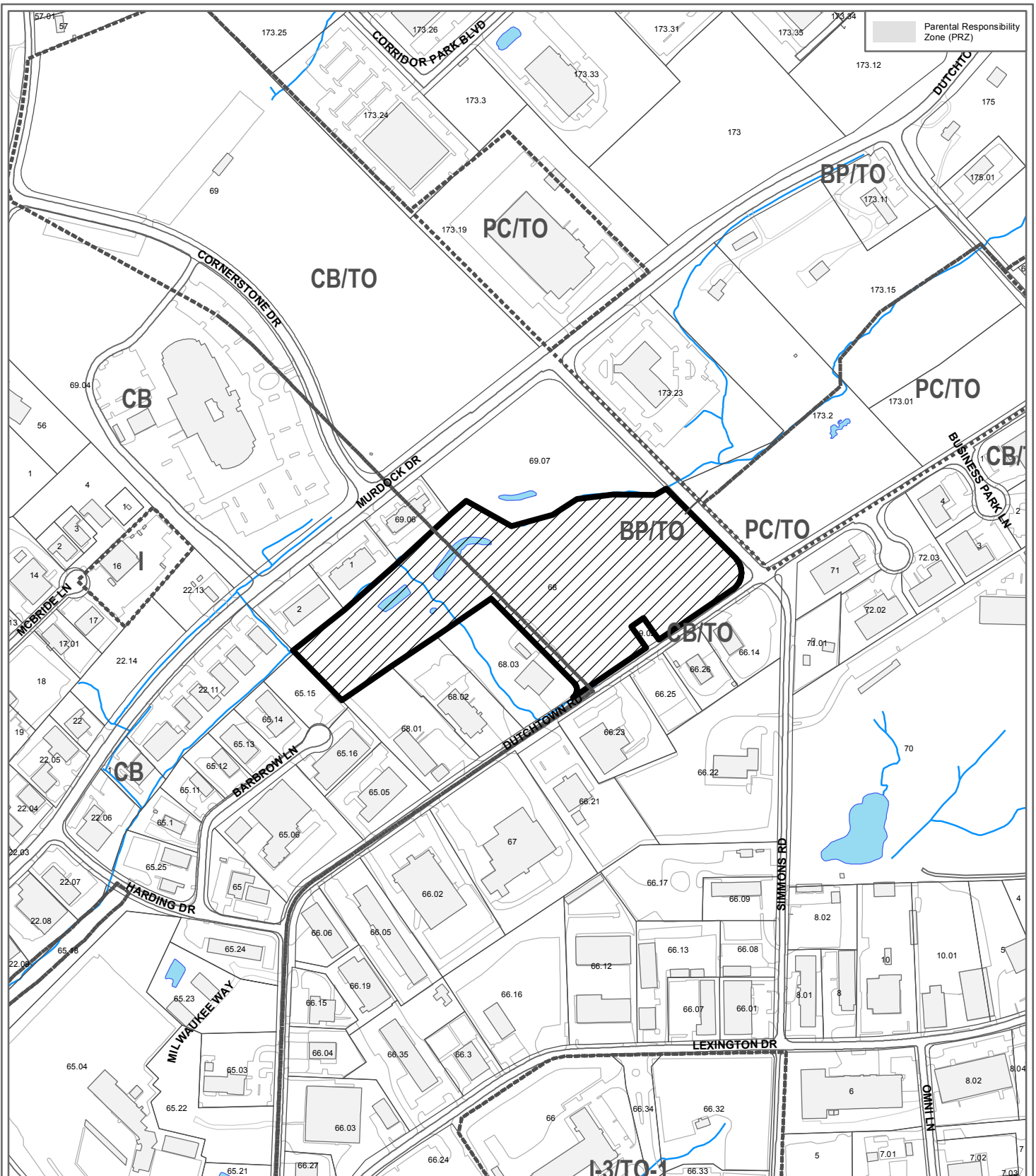
Since seven of the proposed lots are located within the TO (Technology Overlay) zoning district, approval will be required from the Tennessee Technology Corridor Development Authority (TTCDA) for any development on those lots.

Staff has recommended a condition that the applicant work with the Knox County Greenways Coordinator in establishing a greenway easement along Turkey Creek. The Turkey Creek Greenway is identified in the "Knoxville-Knox County Park, Recreation and Greenways Plan" adopted in December 2009. The location of the greenway easement will need to be reflected on the final plat. The sidewalks proposed for the subdivision will extend along Simmons Rd. to the future greenway.

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.



**9-SB-15-C  
CONCEPT PLAN**

Subdivision: Dutchtown Road Office Warehouse



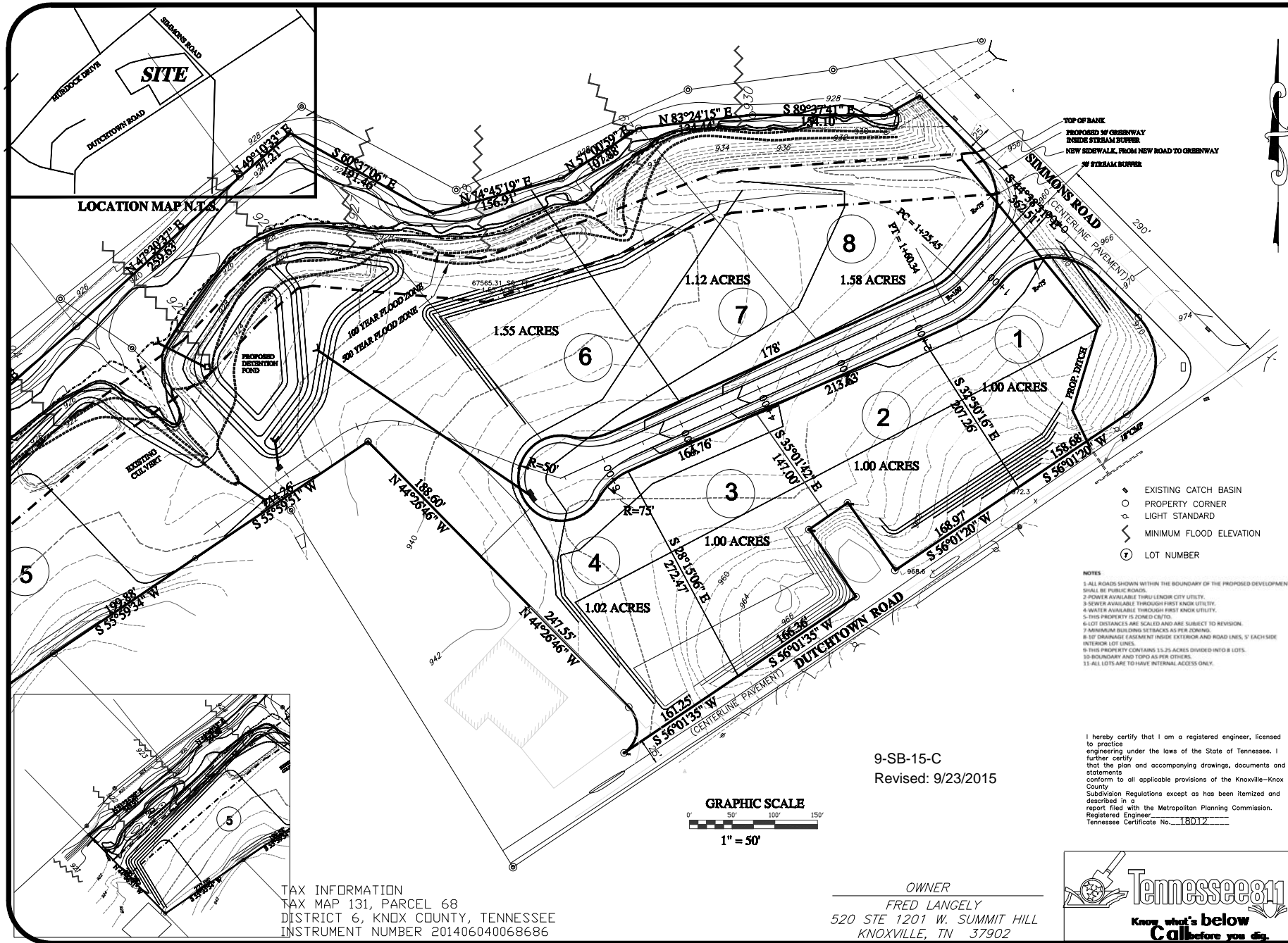
Approval of Concept Plan

Map No: 131

Jurisdiction: County

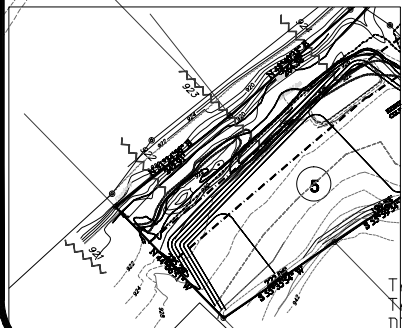
Original Print Date: 8/25/2015  
 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



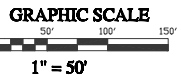


LOCATION MAP N.T.S.

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TAX INFORMATION  
 TAX MAP 131, PARCEL 68  
 DISTRICT 6, KNOX COUNTY, TENNESSEE  
 INSTRUMENT NUMBER 201406040068686



9-SB-15-C  
 Revised: 9/23/2015

OWNER  
 FRED LANGELY  
 520 STE 1201 W. SUMMIT HILL  
 KNOXVILLE, TN 37902

- ◊ EXISTING CATCH BASIN
- PROPERTY CORNER
- ◇ LIGHT STANDARD
- ~ MINIMUM FLOOD ELEVATION
- ① LOT NUMBER

NOTES  
 1- ALL ROADS SHOWN WITHIN THE BOUNDARY OF THE PROPOSED DEVELOPMENT SHALL BE PUBLIC ROADS.  
 2- POWER AVAILABLE THROUGH KNOX CITY UTILITY.  
 3- SEWER AVAILABLE THROUGH FIRST KNOX UTILITY.  
 4- WATER AVAILABLE THROUGH FIRST KNOX UTILITY.  
 5- THIS PROPERTY IS ZONED C8710.  
 6- LOT DISTANCES ARE SEALED AND ARE SUBJECT TO REVISION.  
 7- MINIMUM BUILDING SETBACKS AS PER ZONING.  
 8- 10' DRAINAGE EASEMENT INSIDE EXTERIOR AND ROAD LINES, 5' EACH SIDE INTERIOR LOT LINES.  
 9- THIS PROPERTY CONTAINS 11.25 ACRES DIVIDED INTO 11 LOTS.  
 10- BOUNDARY AND TOPO AS PER OTHERS.  
 11- ALL LOTS ARE TO HAVE INTERNAL ACCESS ONLY.

**PROPOSED CONCEPT PLAN  
 FOR DUTCHTOWN ROAD  
 OFFICE WAREHOUSES  
 KNOXVILLE, TENNESSEE**



1	AS PER MPC COMMENTS	9-21-2015
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Project	15025	Sheet	
Date	27 JULY 2015	Scale	1 OF 2
Notes	AS SHOWN		