

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION SUBDIVISION REPORT - CONCEPT

► FILE #:	11-SB-17-C	AGENDA ITEM #:	11
POSTPONEMENT(S):	11/9/2017	AGENDA DATE:	12/14/2017
► SUBDIVISION:	CENTURY PARK, PHASE II		
► APPLICANT/DEVELOPER:	ALICIA MCAULEY - MICHAEL BRADY INC.		
OWNER(S):	Pellissippi Dutchtown General Partnership		
<hr/>			
TAX IDENTIFICATION:	118 17716	View map on KGIS	
JURISDICTION:	City Council District 2		
STREET ADDRESS:	10209 Sherrill Blvd		
► LOCATION:	South end of Century Park Blvd., northeast side of Sherrill Blvd., west side of Mabry Hood Rd.		
SECTOR PLAN:	Northwest County		
GROWTH POLICY PLAN:	Urban Growth Area (Inside City Limits)		
WATERSHED:	Turkey Creek		
► APPROXIMATE ACREAGE:	23.7 acres		
<hr/>			
► ZONING:	C-6 (General Commercial Park) / TO-1 (Technology Overlay)		
► EXISTING LAND USE:	Vacant land		
► PROPOSED USE:	Financial Institution		
SURROUNDING LAND USE AND ZONING:	North: Business Park - C-6 (General Commercial Park) / TO-1 (Technology Overlay) South: Mixed businesses - C-6 (General Commercial Park) / TO-1 (Technology Overlay) East: Residences - A (Agricultural) & A-1 (General Agricultural) West: Church and Pellissippi Parkway - C-6 (General Commercial Park) / TO-1 (Technology Overlay) & BP-1 (Business and technology Park) / TO-1 (Technology Overlay)		
<hr/>			
► NUMBER OF LOTS:	1		
SURVEYOR/ENGINEER:	Michael Brady Inc.		
ACCESSIBILITY:	Access is via Century Park Blvd., a two lane divided median Joint Permanent Easement (JPE) within a 70' right-of-way with access out to Dutchtown Rd., a minor arterial street with a five lane section within a required right-of-way of 88'. An access driveway is also proposed out to Sherrill Blvd., a major collector street with a four lane pavement section with a required right-of-way of 100'.		
► SUBDIVISION VARIANCES REQUIRED:	None		

STAFF RECOMMENDATION:

► **APPROVE the Concept Plan subject to 10 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

2. Vehicular access to the site is limited to access to the extension of Century Park Blvd. and a single access out to Sherrill Blvd.
3. Sidewalks with a minimum width of 5', and meeting the City of Knoxville and the Americans with Disabilities Act (ADA) requirements, shall be installed following the proposed sidewalk layout identified on the revised "Pedestrian Connectivity Exhibit" for the existing Concept Plan (2-SB-14-C, dated April 23, 2014) and as modified on the revised JPE terminus that is a part of this concept application. The sidewalks identified as Phase 1 on the revised plan shall be installed by the developer (Pellissippi Dutchtown General Partnership) as part of the next C-6 development (TVA Employees Credit Union, 10-A-17-C6) for which a building permit is issued. The Phase 1 sidewalks and the sidewalks along the Joint Permanent Easement (JPE) frontage and internal to the site for that specific development shall be completed with final approval by the City of Knoxville Department of Engineering prior to a certificate of occupancy being issued for any building on the development lot. The remaining sidewalks identified on the revised plan shall be approved and installed as part of the C-6 development approval for each lot within the subdivision. Under future phases, each sidewalk segment along the JPE serving the Subdivision and the sidewalks internal to a specific C-6 development, 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 C-6 development lot. The Knoxville Department of Engineering may approve a 10' wide asphalt sidewalk or greenway in-lieu-of the 5' wide concrete sidewalk.
4. Implementation by the developer (Pellissippi Dutchtown General Partnership) of any recommended improvements identified in the Traffic Impact Study prepared by Cannon & Cannon Inc., dated November 28, 2017 and as revised and approved by the City of Knoxville Department of Engineering, Knox County Department of Engineering and Public Works and Planning Commission staff. The improvements shall be installed to the standards and schedule as approved by the City of Knoxville Department of Engineering and Knox County Department of Engineering and Public Works.
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. Working with the Knox County Parks Planning & Development Manager on the possible greenway route for the Knox to Oak Ridge Greenway through the Century Park Development.
9. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
10. 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 23.7 acre tract into a single lot with a modification of the cul-de-sac turnaround for Century Park Blvd., the existing private street/Joint Permanent Easement (JPE) that provides access out to Dutchtown Rd. The existing concept plan that was approved by the Planning Commission on May 8, 2014 (with an extended approval until May 2018) was for the subdivision of a 39.35 acre tract into 8 lots. Under that approval, this portion of the property was proposed for 5 lots.

The proposed lot is part of a business park development that is located in the C-6 (General Commercial Park) and TO-1 (Technology Overlay) zoning districts. Vehicular access to the site will be limited to access to the extension of Century Park Blvd. and a single access out to Sherrill Blvd.

A Traffic Impact Study was prepared for the proposed development by Cannon & Cannon Inc. A traffic signal at the intersection of Century Park Blvd and Dutchtown Rd and off-site turn lane improvements are needed as a result of the existing and proposed development from this business park.

The existing concept plan included a proposed sidewalk master plan for the Century Park at Pellissippi Subdivision identified as a "Pedestrian Connectivity Exhibit" (dated April 23, 2014) which was made part of the approval. Staff is recommending incorporating that plan as a part of this new concept plan approval as condition #3 under Staff's recommended conditions.

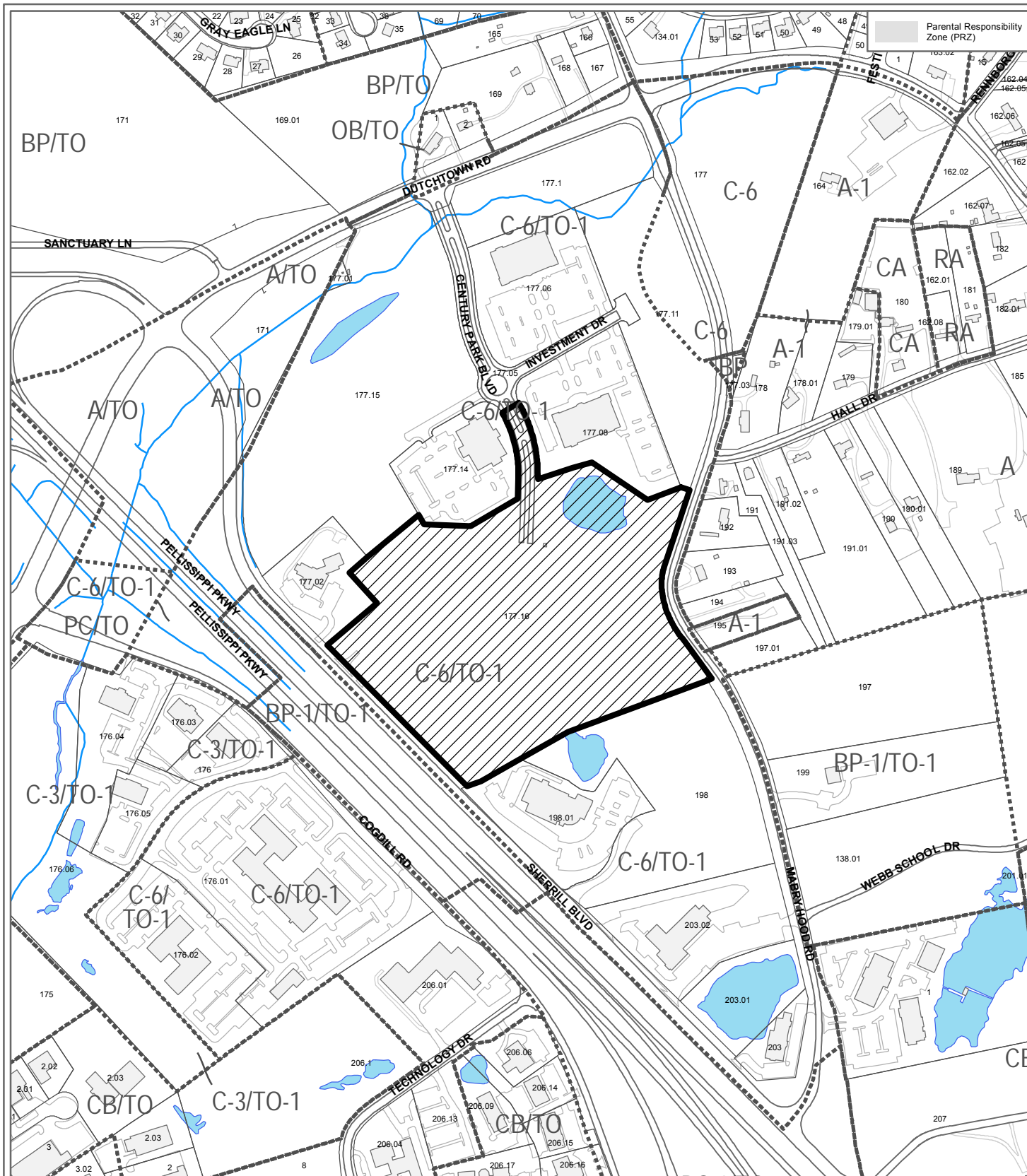
The applicant has expressed concerns (see attached letter) about the County's proposed Knox to Oak Ridge Greenway being routed through this site and the Century Park Development. It is staff's position that this site is an important link in making this greenway work and is recommending that the applicant work with the County

on this project.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

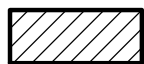
ESTIMATED STUDENT YIELD: Not applicable.

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-17-C
CONCEPT PLAN**

Subdivision: Century Park, Phase II



Approval of Concept Plan

Original Print Date: 10/17/2017
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 118
 Jurisdiction: City



JOINT PERMANENT EASEMENT NOTES PLAT INST #200605190097451

- JOINT PERMANENT EASEMENT IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY THE CITY OF KNOXVILLE.
- JOINT PERMANENT EASEMENT WILL ALSO FUNCTION AS A UTILITY EASEMENT.
- GRADE OF THE JOINT PERMANENT EASEMENT IS TRAVERSABLE WITH A MAXIMUM GRADE OF 12% OR LESS.
- THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE MINIMUM SUBDIVISION REGULATIONS.

LANDSCAPING NOTES

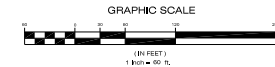
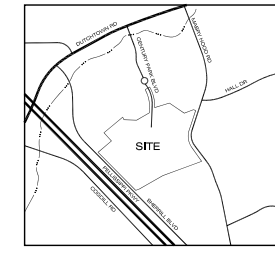
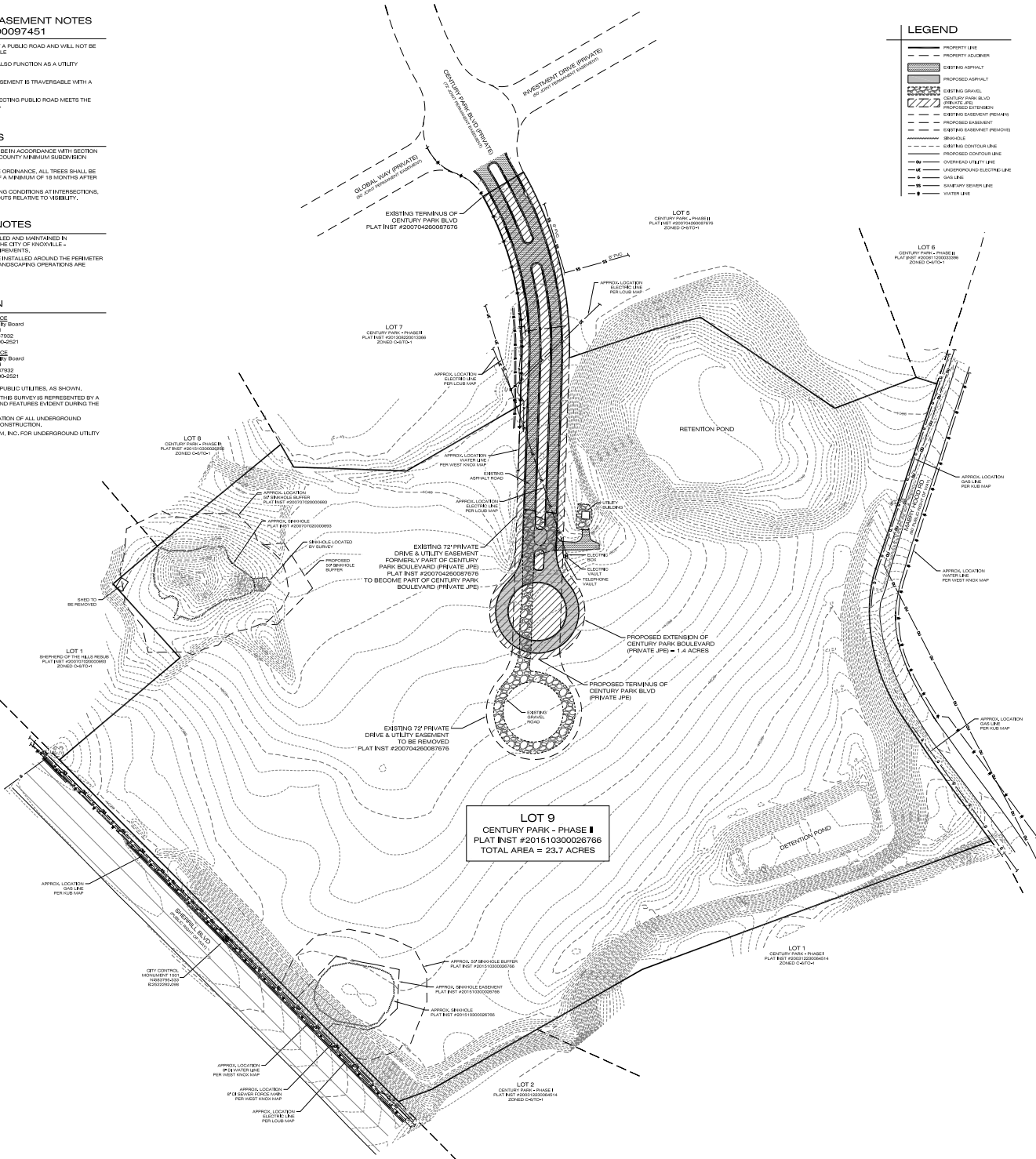
- ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH SECTION 62-40, "LANDSCAPING OF THE KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS."
- REFERENCING SECTION 14-07 OF THE ORDINANCE, ALL TREES SHALL BE MAINTAINED TO ASSURE SURVIVAL OF A MINIMUM OF 18 MONTHS AFTER COMPLETION OF CONSTRUCTION.
- THERE WILL BE A STRICT LANDSCAPING CONDITIONS AT INTERSECTIONS, MEDIAN CROSSINGS AND ROADWAYS RELATIVE TO VISIBILITY.

EROSION CONTROL NOTES

- EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TDEC AND THE CITY OF KNOXVILLE - DEPARTMENT OF ENGINEERING REQUIREMENTS.
- AS A MINIMUM, SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE PROPERTY, UNTIL PAVING & LANDSCAPING OPERATIONS ARE COMPLETED.

UTILITY INFORMATION

- | ELECTRIC SERVICE | WATER SERVICE |
|--|---|
| Landlord: City of Knoxville Board
200 Depot Street
Knoxville, TN 37771
Phone: 864-687-4582 | Landlord: City of Knoxville Board
200 Depot Street
Knoxville, TN 37771
Phone: 864-687-4582 |
| Gas Service
Knoxville Gas Board
4000 Main Street
Knoxville, TN 37919
Phone: 864-524-2011 | Sanitary Sewer Service
Knoxville Sewer Board
200 Depot Street
Knoxville, TN 37771
Phone: 864-687-4582 |
- PROPERTY HAS ACCESS TO EXISTING PUBLIC UTILITIES, AS SHOWN.
 - UTILITY INFORMATION AS SHOWN ON THIS SURVEY IS REPRESENTED BY A COMBINATION OF AVAILABLE MAPS AND FEATURES EVIDENT DURING THE FIELD SURVEY ONLY.
 - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DESIGN AND/OR CONSTRUCTION.
 - NOTIFY TENNESSEE ONE-CALL SYSTEM, INC. FOR UNDERGROUND UTILITY LOCATION BEFORE YOU DIG.



ZONING INFORMATION

- PROPERTY IS ZONED C-100-1 (GENERAL COMMERCIAL & TECHNOLOGY DISTRICT).
- BUILDING SETBACKS:
FRONT: 25 FEET
SIDE: 20 FEET
REAR: 10 FEET
TTCOA
FRONT - 1 STORY: 20 FEET
FRONT - 2 STORY: 20 FEET
FRONT - 3 STORY: 30 FEET
MINIMUM SPACE BETWEEN PERIPHERAL PARKING AND ADJACENT PROPERTY LINE: 10 FEET
- VERIFY FULL ZONING REGULATIONS BY CONTACTING:
KNOXVILLE METROPOLITAN PLANNING COMMISSION
300 N. Cherry Street
400 Main Street
Knoxville, Tennessee 37902
Phone: (865) 215-4500

GENERAL NOTES

- TOTAL LOTS = 1; TOTAL AREA = 23.7 ACRES
- PROPOSED LOT SHALL HAVE ACCESS FROM INTERNAL PROPOSED ROADWAY ONLY.
- PERMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 UNLESS PROPERTY STABILIZATION IS PROPOSED.
- ALL BRINKHOLES SHOWN IN AREAS WHERE PROPOSED CONSTRUCTION WILL OCCUR SHALL REQUIRE GEOTECHNICAL STUDIES AND RECOMMENDATIONS PRIOR TO CONSTRUCTION.
- TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY MICHAEL BRADY INC., DATED AUGUST 25, 2017. CONTOURS SHOWN ARE AT 1' INTERVALS.
- HORIZONTAL COORDINATES ARE BASED ON TN STATE GAD (NAD83-2011); HORIZONTAL DATUM BASED ON NAVD83.

DEVELOPMENT PERSONNEL

OWNER INFORMATION: PELLISPERI DUTCHOWN GENERAL PARTNERSHIP
NICHOLAS G. CADAMIA
1225 E. VESGARDEN RD. #100
KNOXVILLE, TN 37909
(865) 584-2867 PHONE
(865) 584-2317 FAX
jnc@pellisperi.com

DEVELOPER: TVA CREDIT UNION
REBECCA L. LAWSON
PO BOX 10994
KNOXVILLE, TN 37901
(865) 544-5868 PHONE
(865) 544-5427 FAX
lbrad@pellisperi.com

ENGINEER: MICHAEL BRADY INC.
DAVID KATLOCK
200 N. VESGARDEN RD
KNOXVILLE, TN 37919
(865) 584-0388 PHONE
(865) 584-0213 FAX
dbrad@pellisperi.com

11-SB-17-C

ENGINEER'S CERTIFICATION

CERTIFICATE OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

MBI
MICHAEL BRADY INC.
200 N. VESGARDEN RD.
KNOXVILLE, TENNESSEE
37919
PHONE: 865 584 0388
FAX: 865 584 0213
www.mbradyinc.com

811
Know what's below.
Call before you dig.
In Tennessee call 811 or 466-6111

**LOT 9
CENTURY PARK - PHASE II**
10209 SHERILL BLVD
KNOXVILLE, TENNESSEE

Knox County, TN
City of Knoxville, TN
City Ward: 47
City Block: 46366
Tax Parcel ID:
Map: 118 Parcel: 177-16
Deed Ref(s):
Inst #200702060064756
Plat Ref(s):
Inst: #201510300026766

Crew Chief: Z. Beason
Drawn By: M. Blankenship
Appvd. By: J. Patteson

Field date: 8-25-17
Drawing date: 9-14-17
Last Revision:
Scale: 1" = 60'
Job No.: 170609
Sheet: 1 OF 2

31. JOINT PERMANENT EASEMENT IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY THE CITY OF KNOXVILLE
32. JOINT PERMANENT EASEMENT WILL ALSO FUNCTION AS A UTILITY EASEMENT.
33. GRADE OF THE JOINT PERMANENT EASEMENT IS TRAVERSABLE WITH A MAXIMUM GRADE OF 12% OR LESS.
34. THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE MINIMUM SUBSIGNATURE REQUIREMENTS.

(1.1)	ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH SECTION 63-40, "LANDSCAPING" OF THE KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS.
(1.2)	REFERENCING SECTION 14-37 OF THE ORDINANCE, ALL TREES SHALL BE MAINTAINED TO ASSURE SURVIVAL OF A MINIMUM OF 18 MONTHS AFTER COMPLETION OF CONSTRUCTION.
(1.3)	THERE WILL BE A STRICT LANDSCAPING CONDITIONS AT INTERSECTIONS, MEDIAN CROSSINGS AND ROUNDABOUTS RELATIVE TO VISIBILITY.

(E1) EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TDEC AND THE CITY OF KNOXVILLE - DEPARTMENT OF ENGINEERING REQUIREMENTS.

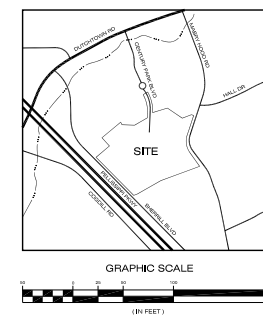
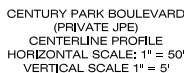
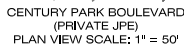
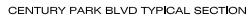
(E2) AS A MINIMUM, SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE PROPERTY, UNTIL PAVING & LANDSCAPING OPERATIONS ARE COMPLETED.

<p>ELECTRIC SERVICE Lander City Utility Board 204 Depot Street Lander City, TN 37771 Phone: 865-487-5262</p>	<p>WATER SERVICE West Kross Utility Board 2308 Lovell Rd Knoxville, TN 37932 Phone: 865-690-0251</p>
<p>GLASS SERVICE Knoxville Utilities Board 4505 Hickman Road Knoxville, TN 37921 Phone: 865-524-0191</p>	<p>SEWER SERVICE West Kross Utility Board 2308 Lovell Rd Knoxville, TN 37932 Phone: 865-690-0251</p>

PROPERTY HAS ACCESS TO EXISTING PUBLIC UTILITIES, AS SHOWN.
 UTILITY INFORMATION AS SHOWN ON THIS SURVEY IS REPRESENTED BY A
 COPY OF THE AVAILABLE MAPS AND FEATURES EVIDENT DURING THE
 FIELD SURVEY ONLY.

**VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND
 UTILITIES PRIOR TO DESIGN AND/OR CONSTRUCTION.**

**NOTIFY TENNESSEE GAS CALL SYSTEM, INC. FOR UNDERGROUND UTILITY
 LOCATION BEFORE YOU DIG.**



(2) PROPERTY IS ZONED C-4(YT) (GENERAL COMMERCIAL & TECHNOLOGY PARK DISTRICTS)
 (2) BUILDING SETBACKS
 FRONT: 25 FEET
 SIDE: 30 FEET
 REAR: 0 FEET
 TWO
 FRONT - 1 STORY: 20 FEET
 FRONT - 2 STORY: 25 FEET
 FRONT - 3 STORY: 30 FEET
 REAR
 MINIMUM SPACE BETWEEN PERIPHERAL PARKING AND A.D.W.: 15 FEET
 MINIMUM SPACE BETWEEN PERIPHERAL PARKING AND ADJACENT PROPERTY LINE: 10 FEET
 (2) VERIFY FULL ZONING REGULATIONS BY CONTACTING:
 KNOXVILLE METROPOLITAN PLANNING COMMISSION
 Suite 403, City/County Building
 402 Main Street
 Knoxville, Tennessee 37902
 Phone: (615) 211-5620

(1) TOTAL LOTS = 1; TOTAL AREA = 23.7 ACRES

(2) PROPOSED LOT SHALL HAVE ACCESS FROM INTERNAL PROPOSED ROADWAY ONLY.

(3) PERMITTER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 UNLESS PRECIPITITY STABILIZATION IS PROPOSED.

(4) INTERIOR ROADWAY SECTION TO BE CONCRETE CURB & GUTTER.

(5) ALL SINKHOLES SHOWN IN AREAS WHERE PROPOSED CONSTRUCTION WILL OCCUR SHALL REQUIRE GEOTECHNICAL STUDIES AND RECOMMENDATIONS PRIOR TO CONSTRUCTION.

(6) TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY MICHAEL, BREADY, INC., DATED AUGUST 2011. CONTOUR INTERVALS ARE 1' AT INTERVALS.

(7) HORIZONTAL COORDINATES ARE BASED ON THE TN STATE GRID (NAD83-2011).

(8) HORIZONTAL DATUM BASED ON NAD83.

OWNER INFORMATION:	FELLISBERG/OTTO/DOUGHTOWN GENERAL PARTNERSHIP NICOLAS G. DAZIAN 1225 E WEBSTER AVE RD, #160 KNOXVILLE, TN 37909 (865) 556-3987 PHONE (865) 594-4317 FAX nf@zcom.com
DEVELOPER:	TVA CREDIT UNION REBECCA E. LAWSON PO BOX 15904 KNOXVILLE, TN 37901 (865) 544-8853 PHONE (865) 544-5427 FAX blawson@tvacreditunion.com
ENGINEER:	MICHAEL BRADY INC. DAVID KATLOSK 209 N WEBSTER RD KNOXVILLE, TN 37919 (865) 556-0989 PHONE (865) 546-0212 FAX info@bradyinc.com

MBI

209 N. WEBB AVE. RD.
KNOXVILLE, TENNESSEE
37919

PHONE: 800 566 0999
FAX: 865 594 5213
www.mbiassessments.com

michael brady inc.
and Associates and Group, Inc. (S) 1997

811

Know what's below.
Call before you dig.
In Tennessee call 811 or 1-800-255-1111

LOT 9
TURY PARK - PHASE II

CONCEPT PLAN OF:

Knox County, Tn
City of Knoxville, Tn
City Ward: 47
City Block: 46366

Tax Parcel Id:
Map 118 Parcel 177.16

Deed Ref(s):
Inst #20070209006475

Plat Ref(s):
Inst. #20151030002678

Crew Chief: Z. Beason
Drawn By: M. Blankenship
Appvd. By: J. Patteson

Field date: 8-25-1
Drawing date: 9-14-1
Last Revision:

Scale: AS SHOWN

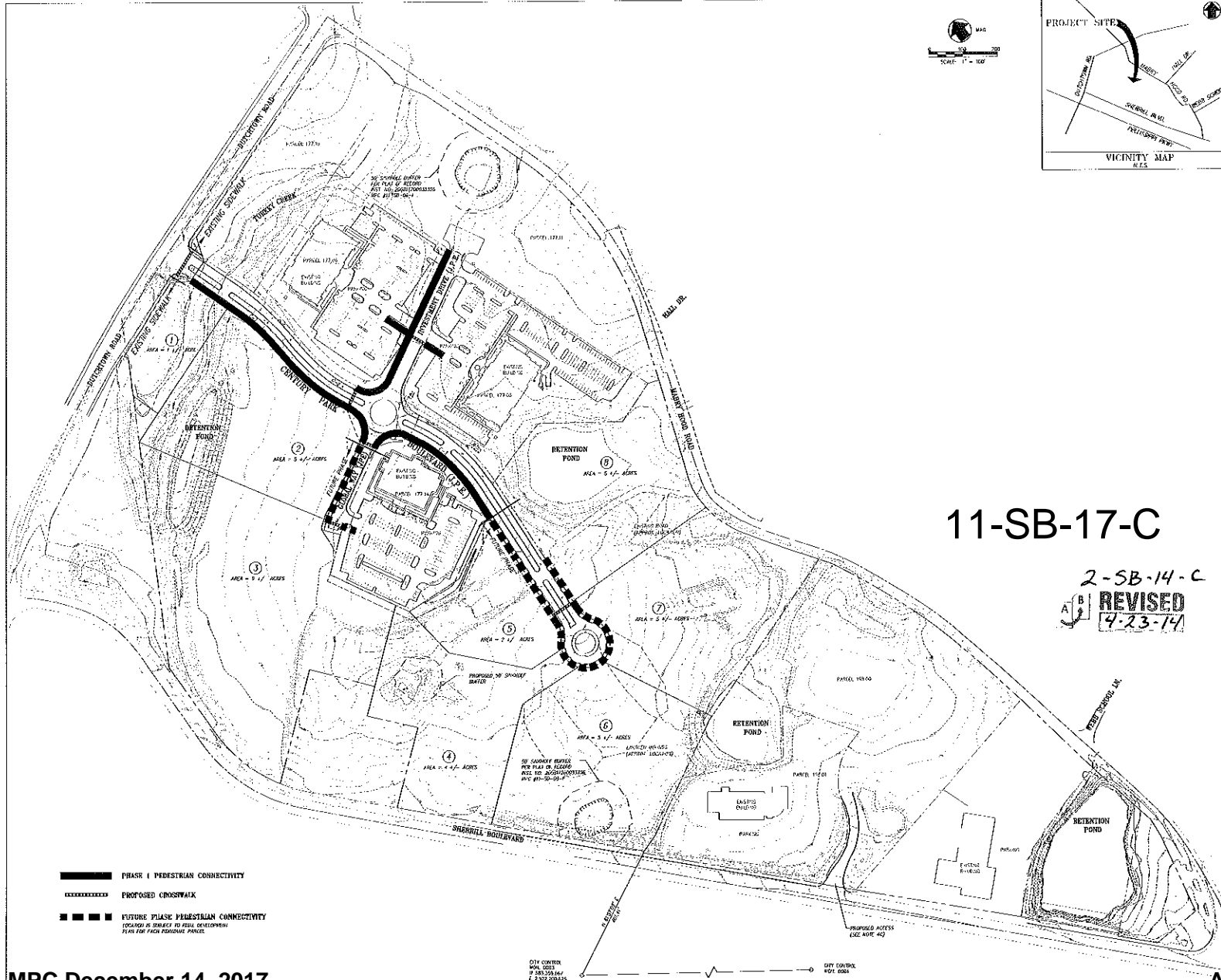
Job No. 170609

Sheet: 2 OF 2

CERTIFICATE OF CONCEPT PLAN

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DATE _____



MPC December 14, 2017

Agenda Item #11

November 17, 2017

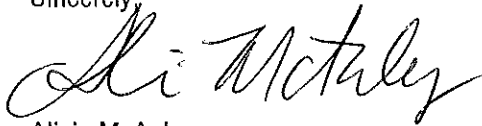
Mr. Tom Brechko
MPC
City-County Building
400 Main Street, Suite 403
Knoxville, TN 37902

Re: Knoxville TVA Employees Credit Union Headquarters

Mr. Brechko,

MBI has reviewed the proposed greenway at the future TVA Headquarters & Branch site along with adjacent parcels. After discussions with both Century Park and Knoxville TVA Employees Credit Union, concerns have been raised on implementing this plan. Those concerns include the location of the greenway, encroachments of a permanent easement, pedestrian safety and access, security requirements for branch and headquarters staff, and design constraints related to the existing and proposed conditions of the sites. Both parties are requesting greenway staff to seek alternate routes around their parcels to achieve the connectivity of the greenway. Please feel free to contact us for further discussion.

Sincerely,



Alicia McAuley
Sr. Project Coordinator
Michael Brady Inc.

Chattanooga
University Tower
651 E. Fourth Street, Suite 500
Chattanooga, TN 37403

Ph: 844-275-8080

MPC December 14, 2017

Knoxville
299 N. Weisgarber Road
Knoxville, TN 37919

www.michaelbradyinc.com

Florida
100 Colonial Center Parkway, Suite 230
Lake Mary, FL 32746
Architecture: AA26000828
Interiors: IB26000665

Fax: 865-584-5213

Agenda Item # 11

SUBDIVISION - CONCEPT

Name of Applicant: ALICIA McAULEY - MICHAEL BRADY INCDate Filed: 9/25/2017 Meeting Date: 11/9/2017Application Accepted by: Mike ReynoldsFee Amount: \$500 File Number: Subdivision - Concept 11-SB-17-8

Fee Amount: _____ Related File Number: Development Plan _____

RECEIVED

SEP 25 2017

Metropolitan
Planning Commission

PROPERTY INFORMATION

Subdivision Name: CENTURY PARKUnit/Phase Number: PHASE IIGeneral Location: E OF PELLISSIPPI PKWY;
W OF MARRY HOOB RD; S OF DUTCHTOWN RDTract Size: 23.7 ACRES No. of Lots: 1Zoning District: C-6/TO-1Existing Land Use: AG FOR VACPlanning Sector: NORTHWEST COUNTY

Growth Policy Plan Designation: _____

Census Tract: 46.11

Traffic Zone: _____

Parcel ID Number(s): 118 177.16Jurisdiction: ☒ City Council 2 District☐ County Commission _____ District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer WEST KNOX UTILITY BOARDWater WEST KNOX UTILITY BOARDElectricity LENOIR CITY UTILITY BOARDGas KNOXVILLE UTILITIES BOARD

Telephone _____

TRAFFIC IMPACT STUDY REQUIRED

☒ No ☐ Yes

USE ON REVIEW ☒ No ☐ Yes

Approval Requested:

☐ Development Plans in Planned District or Zone☐ Other (be specific): _____

VARIANCE(S) REQUESTED

☒ No ☐ Yes (If Yes, see reverse side of this form)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Nicholas G. CazanaCompany: Pellissippi Dutchtown General PartnershipAddress: 1225 E Weisgarber Rd, #160City: Knoxville State: TN Zip: 37909Telephone: 865-584-3967Fax: 865-584-4317E-mail: jfritz@cipro.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: DAVID MATLOCKCompany: MICHAEL BRADY INCAddress: 299 N WEISGARBER RDCity: KNOXVILLE State: TN Zip: 37919Telephone: (865) 584-0999Fax: (865) 584-5213E-mail: davidm@mbiarch.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: ALICIA McAULEYCompany: MICHAEL BRADY INCAddress: 299 N WEISGARBER RDCity: KNOXVILLE State: TN Zip: 37919Telephone: (865) 584-0999Fax: (865) 584-5213E-mail: aliciam@mbiarch.com

VARIANCES REQUESTED

1. _____
Justify variance by indicating hardship: _____

2. _____
Justify variance by indicating hardship: _____

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: ALICIA McAULEY

Address: 299 N WEISGARBER RD

City: KNOXVILLE State: TN Zip: 37919

Telephone: (865) 584-0999

Signature: Alicia McAuley

Fax: (865) 584-5213

Date: 9-25-2017

E-mail: aliciam@mbiarch.com