



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

▶ **FILE #:** 2-SC-17-C

AGENDA ITEM #: 15

AGENDA DATE: 2/9/2017

▶ **SUBDIVISION:** SCHAEFFER ROAD BUSINESS PARK

▶ **APPLICANT/DEVELOPER:** KKT SCHAEFFER, LLC

OWNER(S): KKT Schaeffer, LLC

TAX IDENTIFICATION: 104 115 & 11502

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Schaeffer Rd

▶ **LOCATION:** Northeast side of Schaeffer Rd., northwest of Braden Dickey Ln.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 12.64 acres

▶ **ZONING:** OB (Office, Medical, and Related Services) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Nonresidential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residence - PR (Planned Residential) / TO (Technology Overlay)
South: Mixed businesses - CA (General Business) / TO (Technology Overlay) and CB (Business and Manufacturing) / TO (Technology Overlay)
East: Approved assisted living facility and vacant land - OB (Office, Medical, and Related Services) / TO (Technology Overlay) and A (Agricultural) / TO (Technology Overlay)
West: Residences - BP (Business and Technology) / TO (Technology Overlay) and A (Agricultural) / TO (Technology Overlay)

▶ **NUMBER OF LOTS:** 2

SURVEYOR/ENGINEER: SITE, Inc.

ACCESSIBILITY: Access is via Schaeffer Rd., a minor collector street with a 22' pavement width within a required 60' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Reduction of the intersection corner radii for the intersection of Waterville Ln. and Schaeffer Rd. from 75' to 25' for the right-of-way, and 75' to 35' for the edge of pavement.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the site's topography and shape restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.**

APPROVE the Concept Plan subject to 6 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Revising the concept plan to: a) include the required minimum intersection corner radii, as approved by the variance, for edge of pavement and the right-of-way for Waterville Ln. and Schaeffer Rd.; b) add the edge of

pavement and right-of-way radius information for the horizontal curves and cul-de-sac turnaround; and c) identify the portion of Lot 1 that wraps around the northern portion of Lot 3 as an area to remain undisturbed (See Exhibit A).

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Placing a note on the final plat that access for all lots is restricted to Waterville Ln.
5. Obtaining approval from Knox County Commission for the closure of that portion of the right-of-way for Waterville Ln. that extends north of the proposed new cul-de-sac turnaround and identify that closure area on the final plat for the resubdivision of the property.
6. 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 requesting approval of a change to the recorded right-of-way for Waterville Ln. a public street that was platted on October 4, 2007. While the plat for the subdivision of the property has been recorded, the street has not been built. The proposed change will shorten the length of the street from approximately 1500' to approximately 500'. That portion of the right-of-way that is proposed to be eliminated will have to be approved for closure by the Knox County Commission.

The proposed concept plan of approximately 12.64 acres also includes a resubdivision of Lot 1 and 3 of the three lot subdivision. The proposed layout includes Lot 1 wrapping around Lot 3. The applicant has indicated that the intent of this layout is to allow a larger lot area for Lot 1 for density purposes. Since that area is a steeper portion of the site that is still undisturbed, staff has recommended a condition that that area be identified on the concept plan as an area to remain undisturbed.

A 64 bed assisted living facility was approved for Lot 2 by the Planning Commission on August 11, 2016 (8-J-16-UR).

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.