



**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:** None

STAFF RECOMMENDATION:

▶ **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 of 50' for the rights-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.

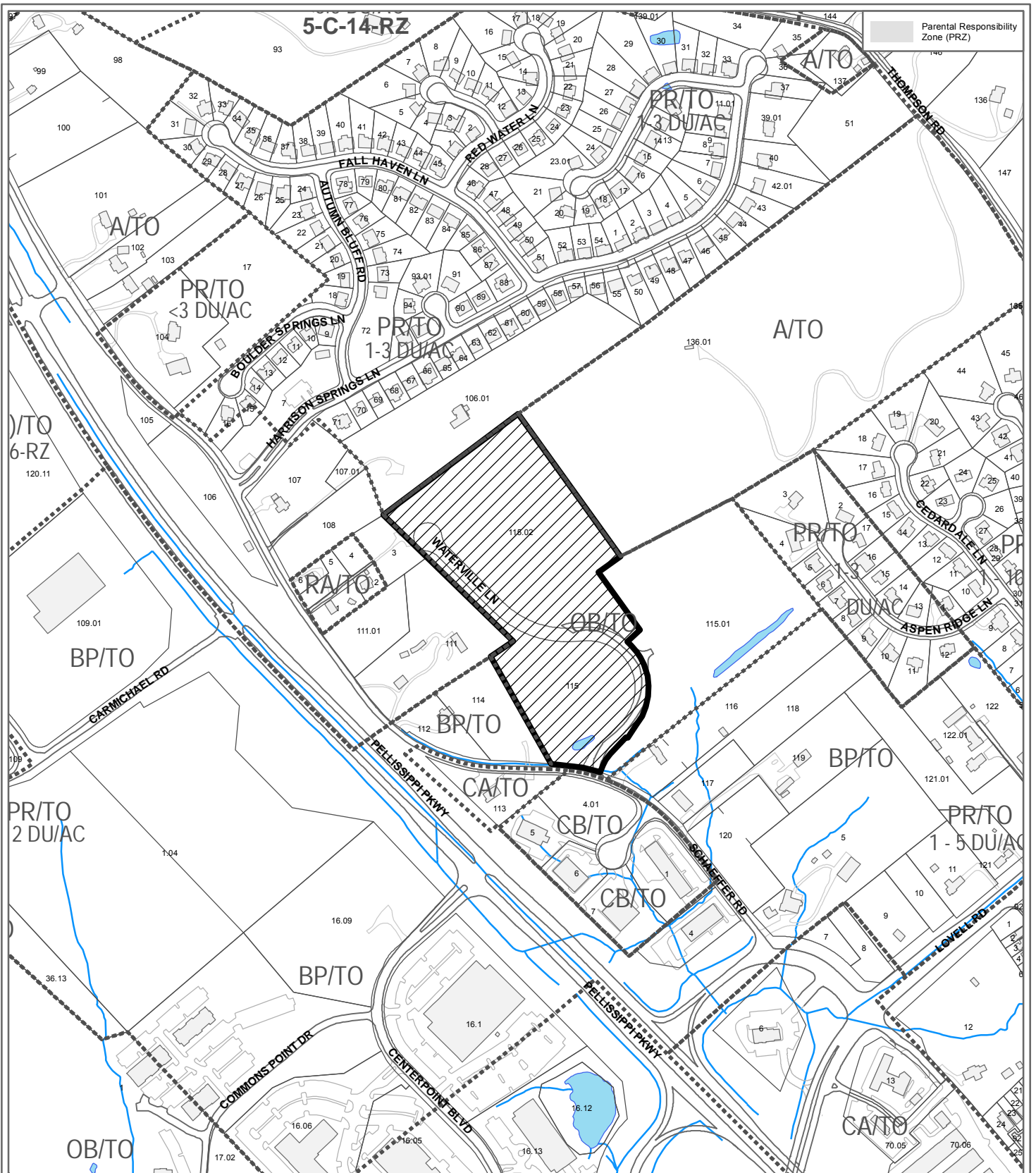
The proposed concept plan of approximately 12.64 acres also includes a resubdivision of Lot 1 and 3 of the three lot subdivision. The proposed layout includes Lot 1 wrapping around Lot 3. The applicant has indicated that the intent of this layout is to allow a larger lot area for Lot 1 for density purposes.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

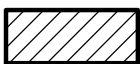
ESTIMATED STUDENT YIELD: Not applicable.

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.



**2-SC-17-C
CONCEPT PLAN**

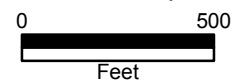
Subdivision: Schaeffer Road Business Park



Approval of Concept Plan

Original Print Date: 1/18/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 104
Jurisdiction: County



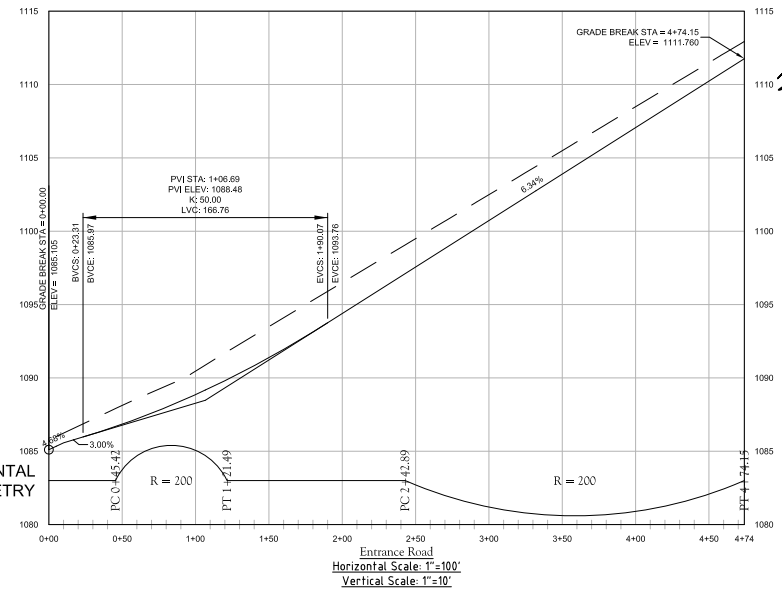
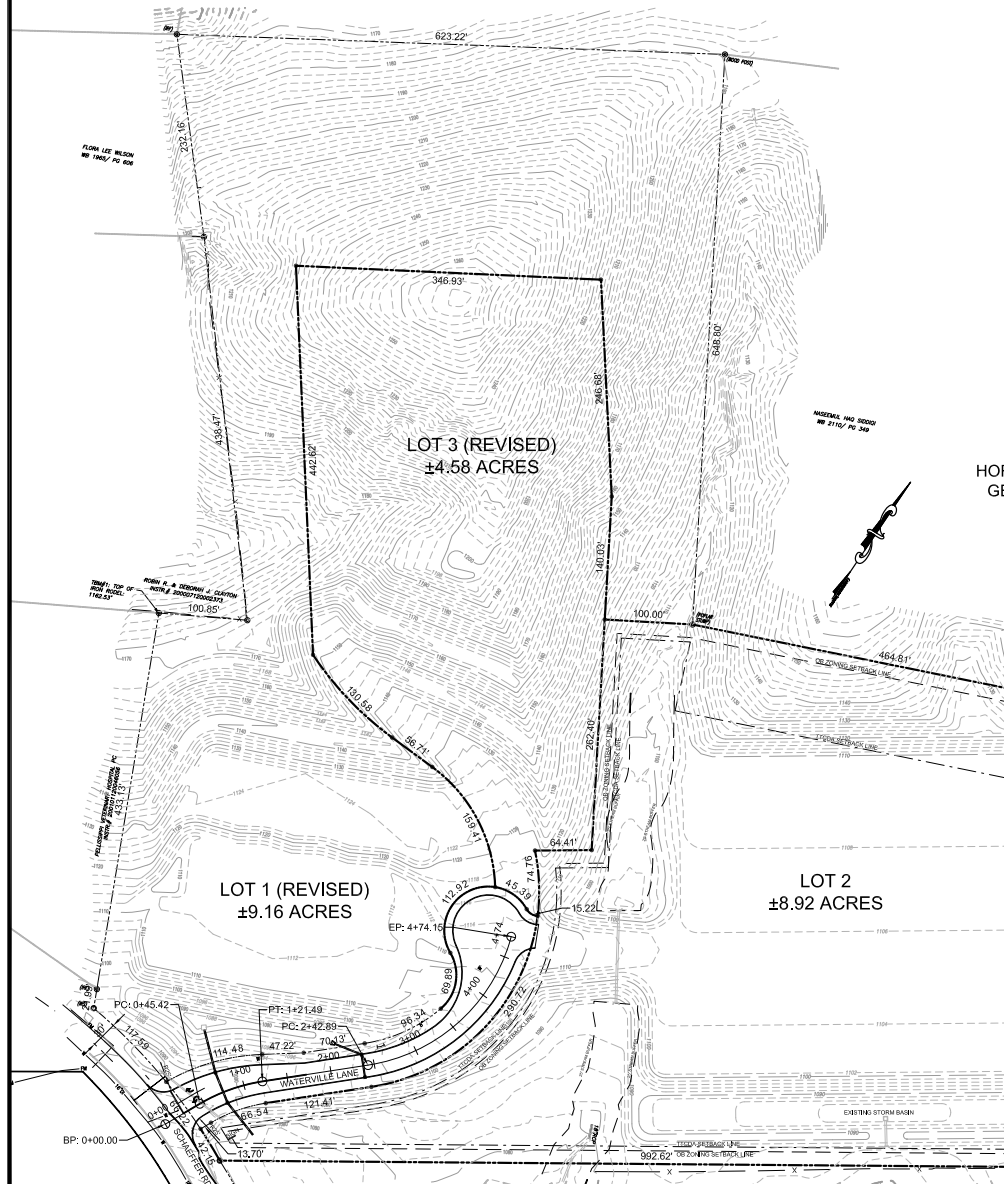
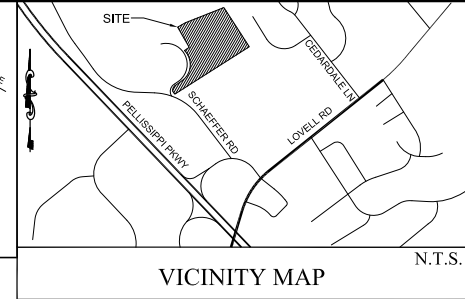
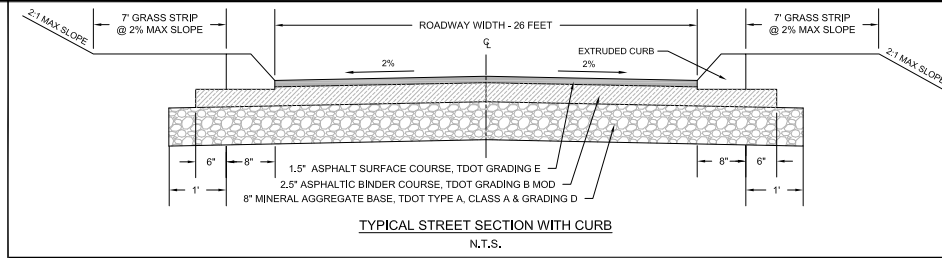
PROPERTY DATA:

LOT AREA: LOT 1 - 9.16 ACRES
 LOT 2 - 8.92 ACRES
 LOT 3 - 4.58 ACRES
 TOTAL - 22.66 ACRES

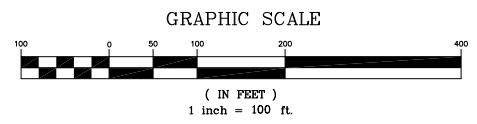
CLT MAP # 104
 PARCEL # 115/115.01/115.02

NOTES:

1. THE PURPOSE OF THIS REVISED CONCEPT PLAN IS TO CLOSE PART OF WATERVILLE LANE.



2-SC-17-C
 Revised: 1/27/2017



SITE INCORPORATED
 CIVIL ENGINEERS & SURVEYORS
 10314 Technology Way, Suite 304 Knoxville, TN 37921
 Phone: (865) 772-4165 Fax: (865) 772-4189



Revised Concept Plan
Schaeffer Road Business Park
 Waterville Lane
 Knoxville, Tennessee

NO.	DATE	COMMENTS
1	01/25/17	MPC Developer Review Meeting Comments

CP1

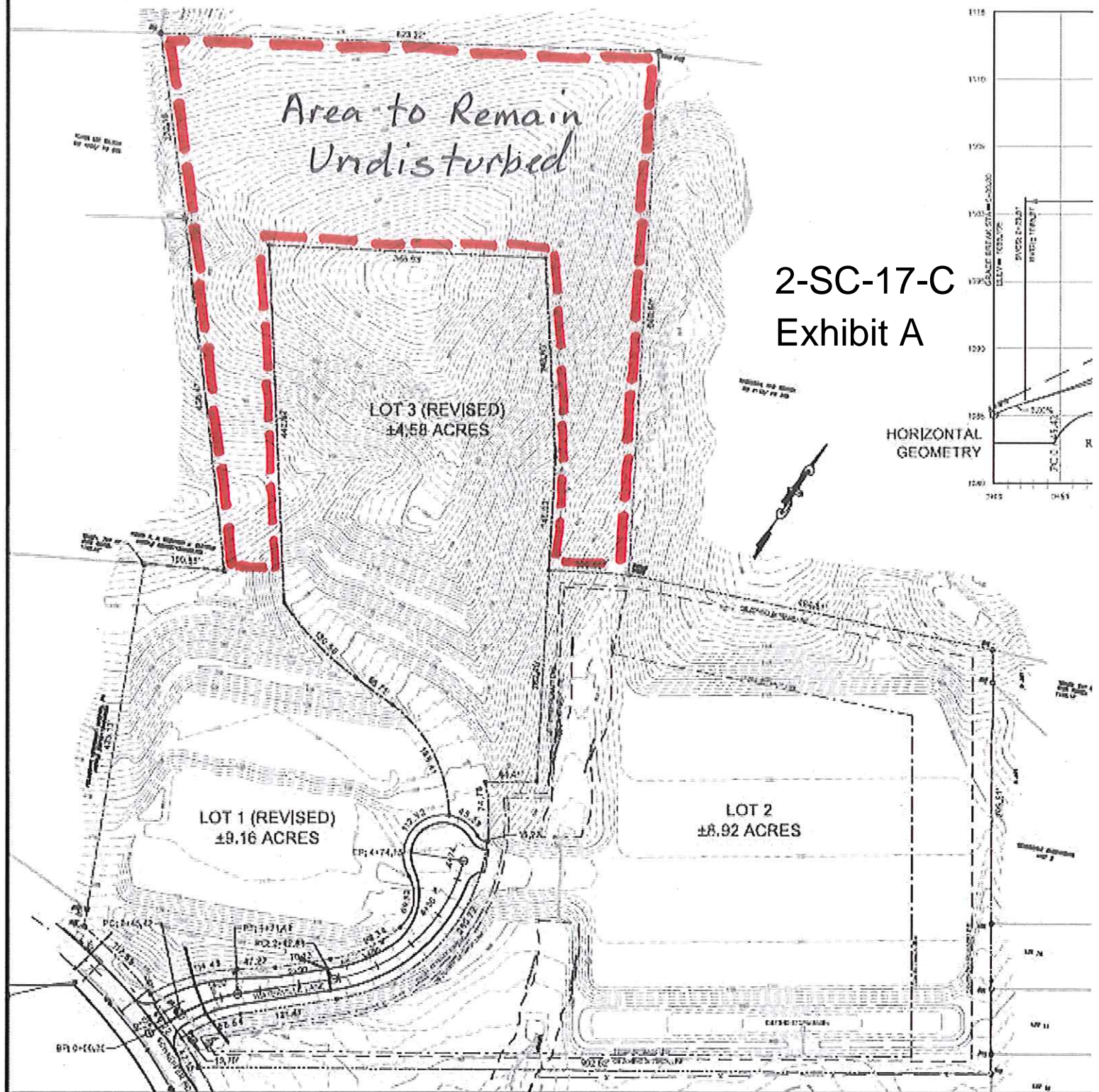
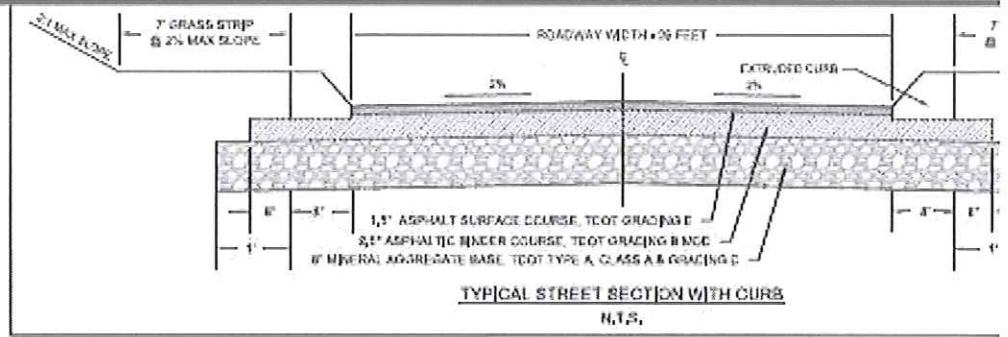
PROPERTY DATA:

LOT AREA: LOT 1 - 9.16 ACRES
LOT 2 - 8.92 ACRES
LOT 3 - 4.58 ACRES
TOTAL = 22.66 ACRES

CLT MAP # 134
PARCEL # 115/115.01/115.02

NOTES:

1. THE PURPOSE OF THIS REVISED CONCEPT PLAN IS TO CLOSE PART OF WATERVILLE LANE.



SUBDIVISION - CONCEPT

Name of Applicant: KKT Schaeffer, LLC
 Date Filed: 12/27/16 Meeting Date: Feb. 9, 2017
 Application Accepted by: Thomas Beecher
 Fee Amount: \$500⁰⁰ File Number: Subdivision - Concept 2-SC-17-C
 Fee Amount: — Related File Number: Development Plan —

<p align="center">PROPERTY INFORMATION</p> <p>Subdivision Name: <u>Schaeffer Rd.</u> <u>Business Park</u></p> <p>Unit/Phase Number: <u>1</u></p> <p>General Location: <u>East side of Schaeffer Rd., N of Lovell Rd.</u></p> <p>Tract Size: <u>12.64 Ac.</u> No. of Lots: <u>2</u></p> <p>Zoning District: <u>OB / T6</u></p> <p>Existing Land Use: <u>Vacant</u></p> <p>Planning Sector: <u>NW County</u></p> <p>Growth Policy Plan Designation: <u>Planned Growth</u></p> <hr/> <p>Census Tract: <u>59.03</u></p> <p>Traffic Zone: <u>229</u></p> <p>Parcel ID Number(s): <u>104 115 + 104 115.02</u></p> <p>Jurisdiction: <input type="checkbox"/> City Council _____ District <input checked="" type="checkbox"/> County Commission <u>6th</u> District</p>	<p align="center">PROPERTY OWNER/OPTION HOLDER</p> <p>PLEASE PRINT Name: <u>KKT Schaeffer, LLC</u></p> <p>Company: <u>Danny Kirby</u></p> <p>Address: <u>P.O. Box 10226</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37923</u></p> <p>Telephone: <u>865 588 1000</u></p> <p>Fax: _____</p> <p>E-mail: <u>dkirby@5881000.com</u></p> <hr/> <p align="center">PROJECT SURVEYOR/ENGINEER</p> <p>PLEASE PRINT Name: <u>John Anderson</u></p> <p>Company: <u>SITE, Inc.</u></p> <p>Address: <u>10215 Technology Dr., St. 304</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37932</u></p> <p>Telephone: <u>865-777-4160</u></p> <p>Fax: <u>865-777-4189</u></p> <p>E-mail: <u>janderson@site-incorporated.com</u></p> <hr/> <p align="center">APPLICATION CORRESPONDENCE</p> <p>All correspondence relating to this application (including plat corrections) should be directed to:</p> <p>PLEASE PRINT Name: <u>Danny Kirby</u></p> <p>Company: <u>KKT Schaeffer, LLC</u></p> <p>Address: <u>Same as above</u></p> <p>City: _____ State: _____ Zip: _____</p> <p>Telephone: _____</p> <p>Fax: _____</p> <p>E-mail: _____</p>
<p align="center">AVAILABILITY OF UTILITIES</p> <p>List utility districts proposed to serve this subdivision:</p> <p>Sewer <u>WKUD</u></p> <p>Water <u>WKUD</u></p> <p>Electricity <u>LCVB</u></p> <p>Gas <u>KUB</u></p> <p>Telephone <u>AT&T</u></p>	
<p align="center">TRAFFIC IMPACT STUDY REQUIRED</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	
<p align="center">USE ON REVIEW <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Approval Requested:</p> <p><input type="checkbox"/> Development Plans in Planned District or Zone</p> <p><input type="checkbox"/> Other (be specific): _____</p>	
<p align="center">VARIANCE(S) REQUESTED</p> <p><input type="checkbox"/> No <input type="checkbox"/> Yes (If Yes, see reverse side of this form)</p>	

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: Danny Kirby

Address: P.O. Box 10226

City: Knoxville State: TN Zip: 37923

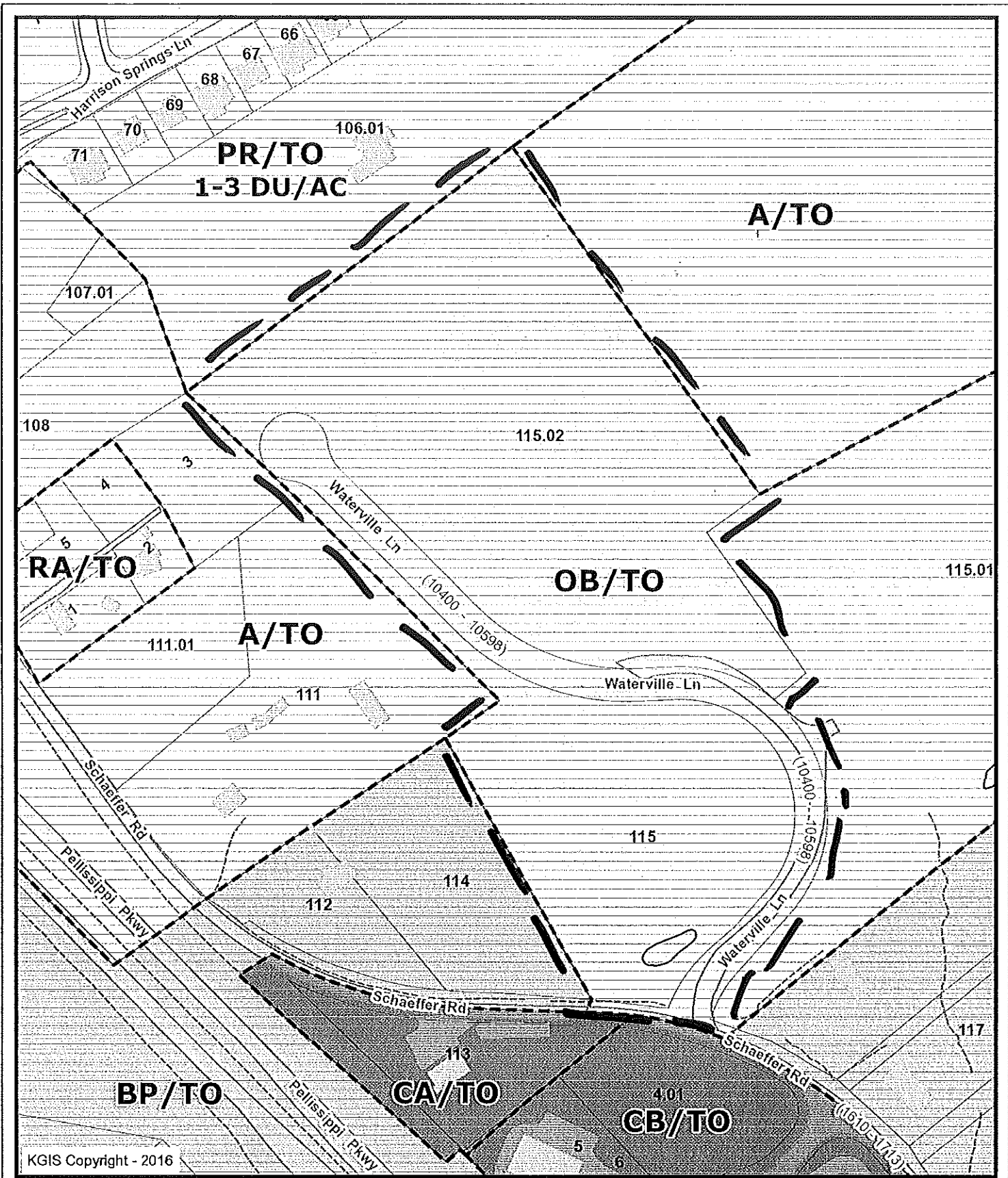
Telephone: 615-588-1000

Signature: 

Fax: _____

Date: 12/27/16

E-mail: dkirby@5881000.com



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Letter Portrait

Printed: 12/27/2016 at 3:18:32 PM

Knoxville - Knox County - KUB Geographic Information System



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