

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION SUBDIVISION REPORT - CONCEPT

► **FILE #:** 11-SB-17-C

AGENDA ITEM #: 14

AGENDA DATE: 11/9/2017

► **SUBDIVISION:** CENTURY PARK, PHASE II

► **APPLICANT/DEVELOPER:** ALICIA MCAULEY - MICHAEL BRADY INC.

OWNER(S): Pellissippi Dutchtown General Partnership

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

► **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)

► **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:

► **POSTPONE** until the December 14, 2017 MPC meeting as requested by the applicant.

COMMENTS:

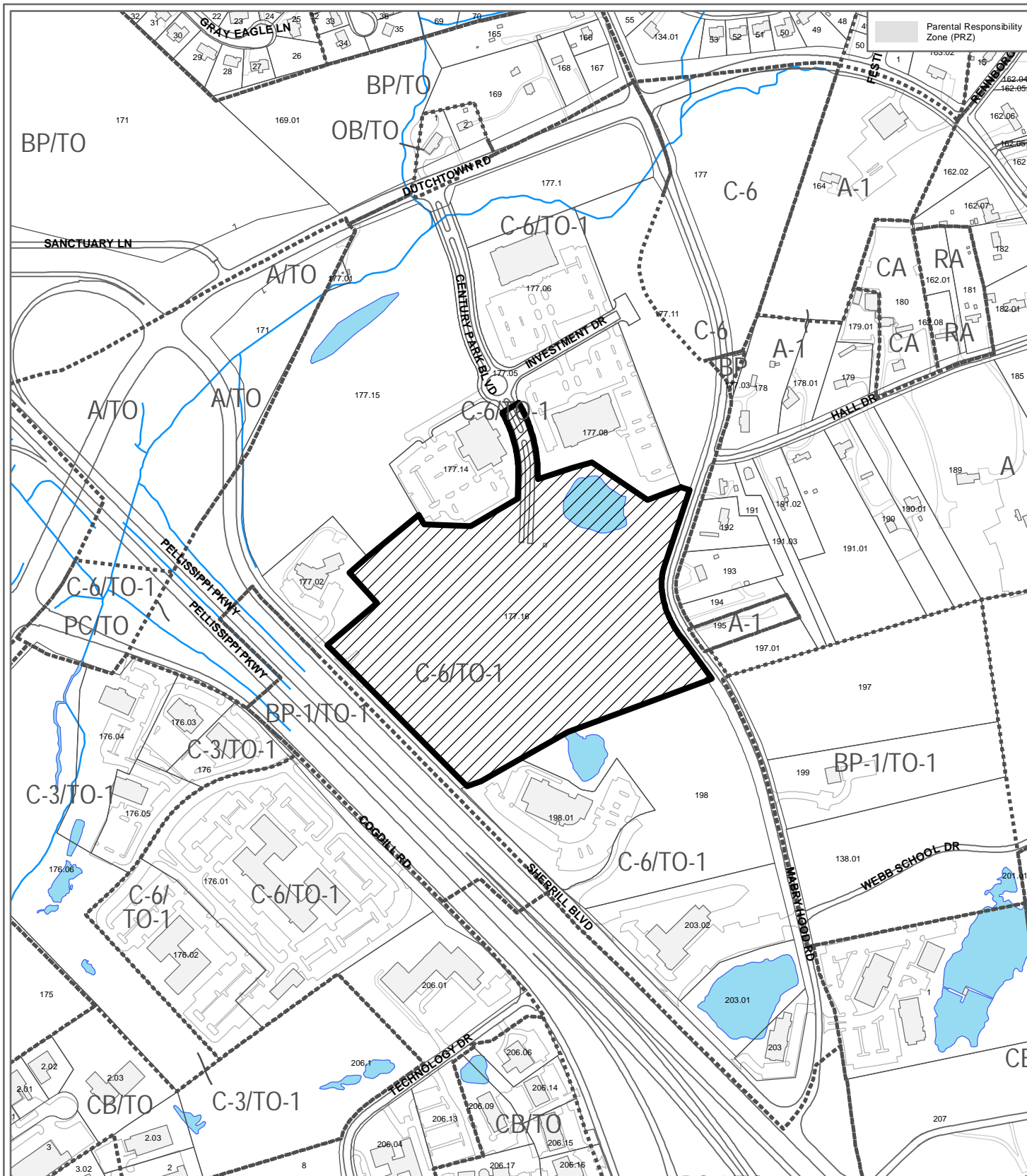
The applicant is proposing to subdivide this 23.7 acre tract into a single lot with a modification of the cul-de-sac turnaround for Century Park Blvd., the existing private street/Joint Permanent Easement (JPE) that provides access out to Dutchtown Rd., a minor arterial street. The previous concept plan that was approved by the Planning Commission on May 8, 2014 was for the subdivision of an 39.35 acre tract into 8 lots. At that time, this portion of the property was proposed for 5 lots.

The applicant has requested a postponement in order to address comments from staff regarding the updated Traffic Impact Study and the proposed concept plan.

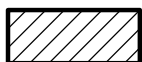
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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**



Approval of Concept Plan

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

Subdivision: Century Park, Phase II

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

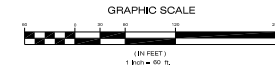
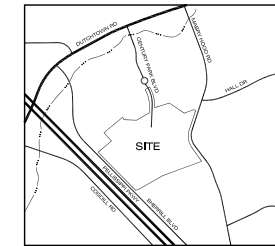
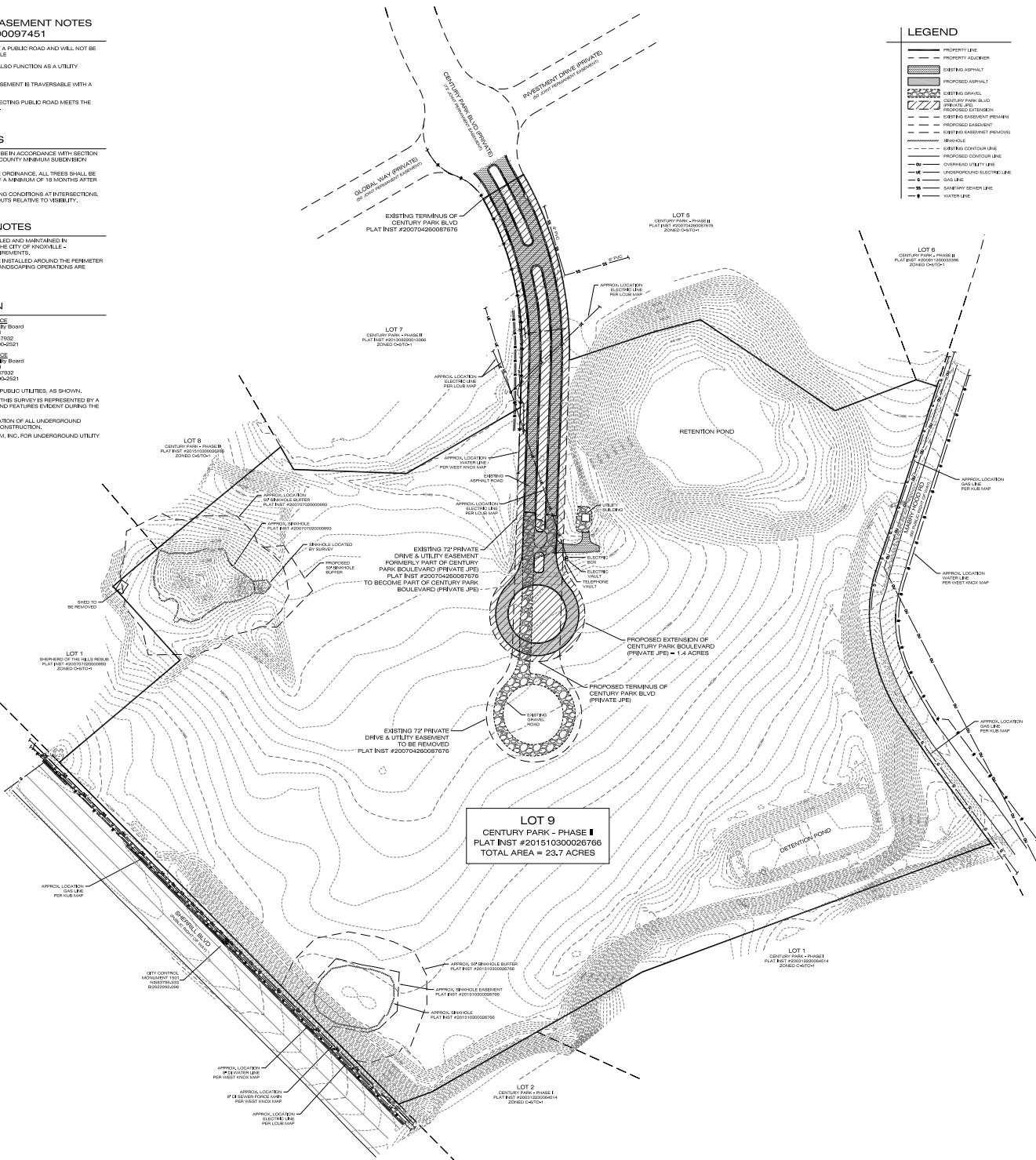
- ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH SECTION 62-40, "LANDSCAPING OF THE KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS."
- REFERENCING SECTION 14-07 OF THE ORDINANCE, ALL TREES SHALL BE MAINTAINED TO ASSURE SURVIVAL OF A MINIMUM OF 18 MONTHS AFTER COMPLETION OF CONSTRUCTION.
- THERE 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 37901 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) 215-2500

GENERAL NOTES

- TOTAL LOTS = 1; TOTAL AREA = 23.7 ACRES
- PROPOSED LOT SHALL HAVE ACCESS FROM INTERNAL PROPOSED ROADWAY ONLY.
- PERIMETER 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 GRID (NAD83-2011); HORIZONTAL DATUM BASED ON NAVD83.

DEVELOPMENT PERSONNEL

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

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

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

811
Know what's below.
Call before you dig.
In Tennessee call 811 or 480-6311

**LOT 9
CENTURY PARK - PHASE II**
10209 SHEPARD 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 SUBMISSION REGULATIONS.

| | |
|-------|--|
| (1.1) | ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH SECTION 03-40, "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.

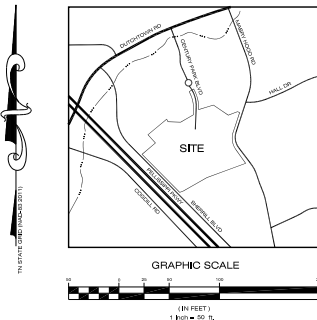
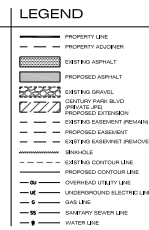
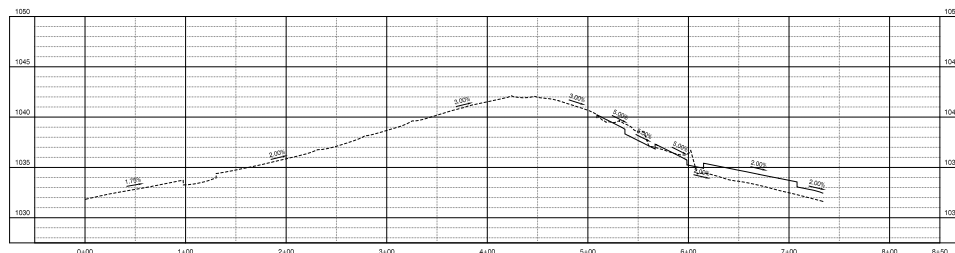
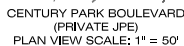
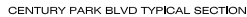
(E2) AS A MINIMUM, SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE PROPERTY, UNTIL PAVING & LANDSCAPING OPERATIONS ARE COMPLETED.

| | |
|---|---|
| <p>ELECTRIC SERVICE Lander City Utility Board 204 Depot Street Lander City, TN 37771 Phone: 848-687-6262</p> | <p>WATER SERVICE West Krenn Utility Board 2308 Lovell Rd Knoxville, TN 37932 Phone: 855-690-2521</p> |
| <p>GLASS SERVICE Knoxville Utilities Board 4505 Hickmanbrook Pl Knoxville, TN 37921 Phone: 865-524-2911</p> | <p>SEWER SERVICE West Krenn Utility Board 2308 Lovell Rd Knoxville, TN 37932 Phone: 855-690-2521</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.**



6 PROPERTY IS ZONED C-1(1) (GENERAL COMMERCIAL & TECHNOLOGY PARK DISTRICTS)

7 **EXISTING SETBACKS**
SIDE: 35 FEET
FRONT: 30 FEET
REAR: 0 FEET

8 **TOTAL**
FRONT - 1 STORY: 20 FEET
FRONT - 2 STORY: 35 FEET
FRONT - 3 STORY: 50 FEET

9 **SPACING**
MINIMUM SPACE BETWEEN PERIPHERAL PARKING AND R.O.W.: 15 FEET
MINIMUM SPACE BETWEEN PERIPHERAL PARKING AND ADJACENT PROPERTY LINE: 10 FEET

10 **VERIFY FULL ZONING REGULATIONS BY CONTACTING:**
KNOXVILLE METROPOLITAN PLANNING COMMISSION
Suite 403, CityCenter Building
403 North Street
Knoxville, Tennessee 37902
Phone (865) 215-4250

01 TOTAL LOTS = 1; TOTAL AREA = 23.7 ACRES
02
03 PROPOSED LOT SHALL HAVE ACCESS FROM INTERNAL PROPOSED
04 ROADWAY ONLY.
05 PERMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1
06 AND UNLESS PROPER STABILIZATION IS PROPOSED.
07
08 INTERNAL ROADWAY SECTION TO BE CONCRETE CURB & GUTTER.
09
10 ALL SINKHOLES SHOWN IN AREAS WHERE PROPOSED CONSTRUCTION
11 WILL OCCUR SHALL REQUIRE GEOTECHNICAL STUDIES AND
12 RECOMMENDATIONS PRIOR TO CONSTRUCTION.
13
14 TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY MICHAEL BRADY (INC.,
15 DATE 08 AUGUST 2017). SLOPE INTERVALS SHOWN AT 5' INTERVALS.
16
17 HORIZONTAL COORDINATES ARE BASED ON TN STATE GRID (NAD83-2011)
18 HORIZONTAL DATUM BASED ON NAVD83.

| | |
|--------------------|--|
| OWNER INFORMATION: | FELLIBUSCHI ELLIOTT & TOWN GENERAL PARTNERSHIP NICHOLAS S. GORDAN 1225 N. WILBERGARDEN RD., #160 KNOXVILLE, TN 37901 (605) 564-3697 PHONE (865) 564-4317 FAX jfrt@ecpp.com |
| DEVELOPER: | TVA CREDIT UNION REBECCA E. LAWSON PO BOX 15504 KNOXVILLE, TN 37901 (605) 544-5453 PHONE (865) 544-5427 FAX mlawson@creditunion.com |
| ENGINEER: | MICHAEL BRADY INC. DAVID MATLOCK 200 N. WILBERGARDEN RD. KNOXVILLE, TN 37901 (605) 564-0899 PHONE (865) 564-6213 FAX davidm@mbinc.com |

11-SB-17-C

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.

DATE _____

MBI
299 N. WEBB AVE. RD.
KNOXVILLE, TENNESSEE
37919
PHONE: 865 568 0999
FAC: 865 568 5213
www.mbiwatermfg.com
michael brady inc.
and facilities and working conditions, ELVERHO

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: 8-25-15
Drawing date: 9-14-15
Last Revision:

Scale: AS SHOWN

Job No. 170609

Sheet: 2 OF 2

MPC

METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

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 MISSISSIPPI PKWY;
W OF MARY 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