



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

▶ **FILE #:** 11-SJ-08-C **AGENDA ITEM #:** 7  
11-H-08-UR **AGENDA DATE:** 11/9/2017

POSTPONEMENT(S): 11/13/08-6/11/09Tb17/9/09

▶ **SUBDIVISION:** WILLOW FORK  
▶ **APPLICANT/DEVELOPER:** GRAHAM CORPORATION  
OWNER(S): Tiger, LP

TAX IDENTIFICATION: 29 20 AND PORTION OF 21 [View map on KGIS](#)  
JURISDICTION: County Commission District 7  
STREET ADDRESS:

▶ **LOCATION:** Southeast side of Maynardville Hwy., southwest side of Quarry Rd.

SECTOR PLAN: North County  
GROWTH POLICY PLAN: Planned Growth Area  
WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 60 acres

▶ **ZONING:** PC (Planned Commercial) & F (Floodway) and CA (General Business)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Commercial subdivision / shopping center

SURROUNDING LAND USE AND ZONING: This PC (Planned Commercial) zoned site is in a rural residential area that has seen recent urban residential and commercial zoning and development under PR, RA and PC and CA zoning.

▶ **NUMBER OF LOTS:** 15

SURVEYOR/ENGINEER: Ryan S. Lynch

ACCESSIBILITY: Access is via Maynardville Hwy., a major arterial street with a pavement width of 34' within 170' wide right-of-way. Additional access is provided by Quarry Rd., a local street with a pavement width of 20' within a 35' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** Not identified

**STAFF RECOMMENDATION:**

▶ **WITHDRAW** as requested by the applicant

▶ **WITHDRAW** as requested by the applicant

**COMMENTS:**

10-SJ-08-C\_10-H-08-UR\_untable\_10-12-17



October 2, 2017

OCT 9 2017

Knoxville-Knox County MPC  
City-County Building  
400 Main Street, Suite 403  
Knoxville, TN 37902

RE: Willow Fork Subdivision Plan/Use on Review  
MPC Agenda Item 11-SJ-08-C  
MPC Agenda Item 11-H-08-UR

To whom it may concern:

We would like to formally request to withdraw the above referenced tabled agenda items.

Thank you for your assistance in this matter.

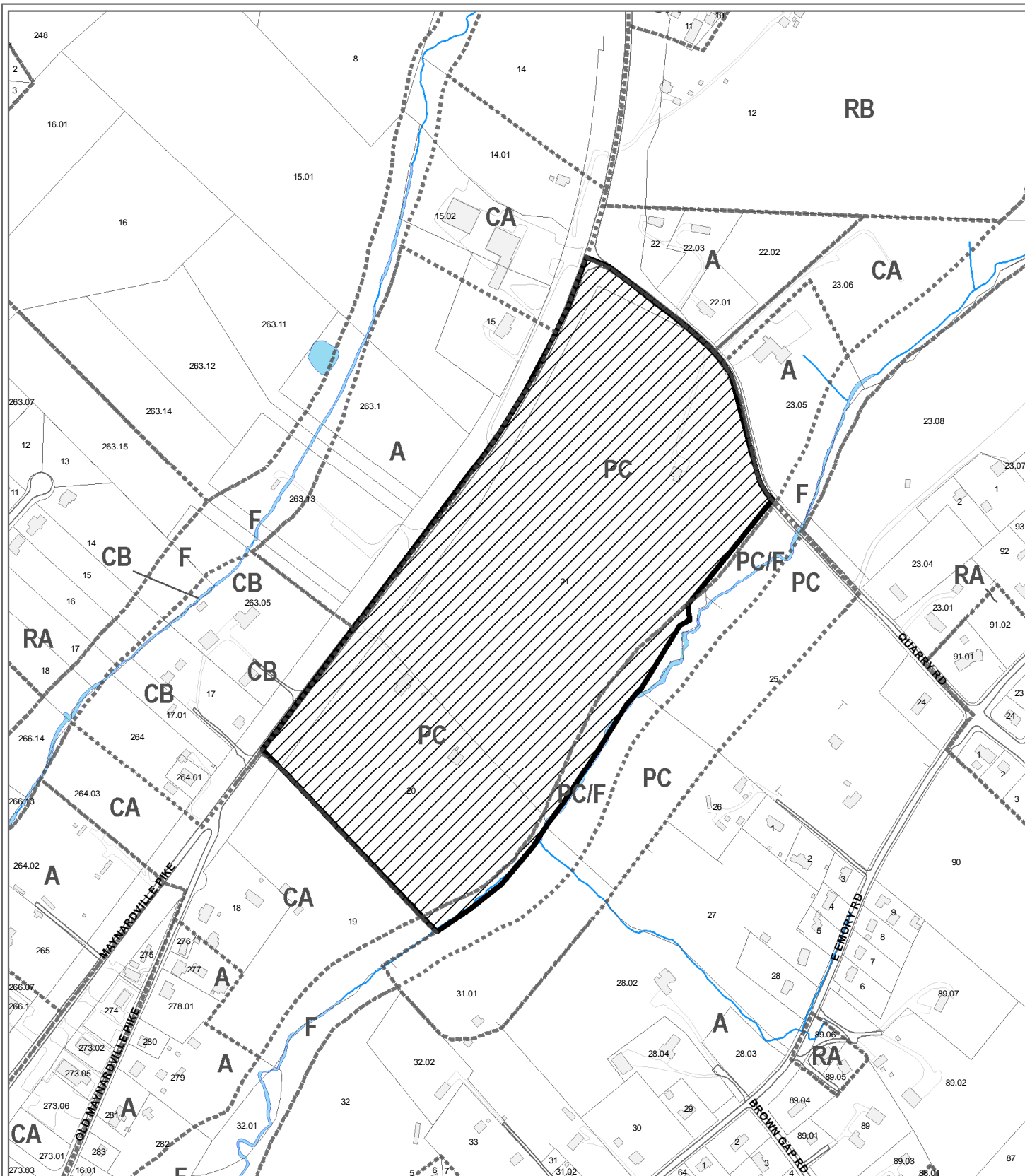
Sincerely,

A handwritten signature in black ink, appearing to be "Tim Graham", written over a horizontal line.

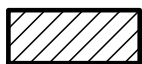
Tim Graham,  
President

DEVELOPING SOLUTIONS • BUILDING SUCCESS

5555 Clinton Highway. • Knoxville, TN 37912 • Office: (865) 693-7000 • Fax (865) 219-7421



**11-SJ-08-C / 11-H-08-UR  
CONCEPT PLAN/USE ON REVIEW**

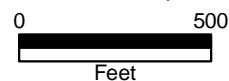


Retail subdivision in PC (Planned Commercial) & F (Floodway)

Original Print Date: 10/28/2008      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Graham Corporation  
Willow Ford

Map No: 29  
Jurisdiction: County

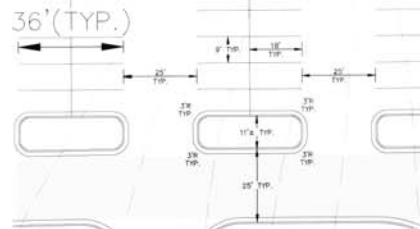




LOCATION MAP

**LEGEND**

EXISTING	NEW	DESCRIPTION
---	---	RIGHT-OF-WAY
---	---	PROPERTY LINES
---	---	URB
---	---	PAVEMENT
---	---	DITCH/CREEK
---	---	QUADRANTAL
---	---	FENCES
---	---	TRUCK ACCESS



TYPICAL ISLAND & DRIVE

SCALE: 1"=20'

**PARKING REQUIREMENTS**

SHOPPING CENTER USE - 4.5 PARKING SPACES PROVIDED FOR EACH 1,000 SF OF GROSS LEASABLE FLOOR AREA (VARIANCE 9-27-08)

RETAIL A (LOT 2) SALES FLOOR AREA = 104,079 SF  
 PARKING REQUIRED = 104,079 SF / 1000 SF x 4.5 SPACES = 468 SPACES  
 PARKING PROVIDED = 478 SPACES

LOT 3 (2.4-ACRES)  
 GROSS FLOOR AREA = 28,000 SF  
 PARKING REQUIRED = 28,000 SF / 1000 SF x 4.5 SPACES = 117 SPACES  
 PARKING PROVIDED = 126 SPACES

LOT 4 (0.8-ACRES)  
 GROSS FLOOR AREA = 4,800 SF  
 PARKING REQUIRED = 4,800 SF / 1000 SF x 4.5 SPACES = 22 SPACES  
 PARKING PROVIDED = 48 SPACES

LOT 5 (0.8-ACRES)  
 GROSS FLOOR AREA = 4,860 SF  
 PARKING REQUIRED = 4,860 SF / 1000 SF x 4.5 SPACES = 21 SPACES  
 PARKING PROVIDED = 44 SPACES

LOT 6 (0.9-ACRES)  
 GROSS FLOOR AREA = 7,150 SF  
 PARKING REQUIRED = 7,150 SF / 1000 SF x 4.5 SPACES = 33 SPACES  
 PARKING PROVIDED = 47 SPACES

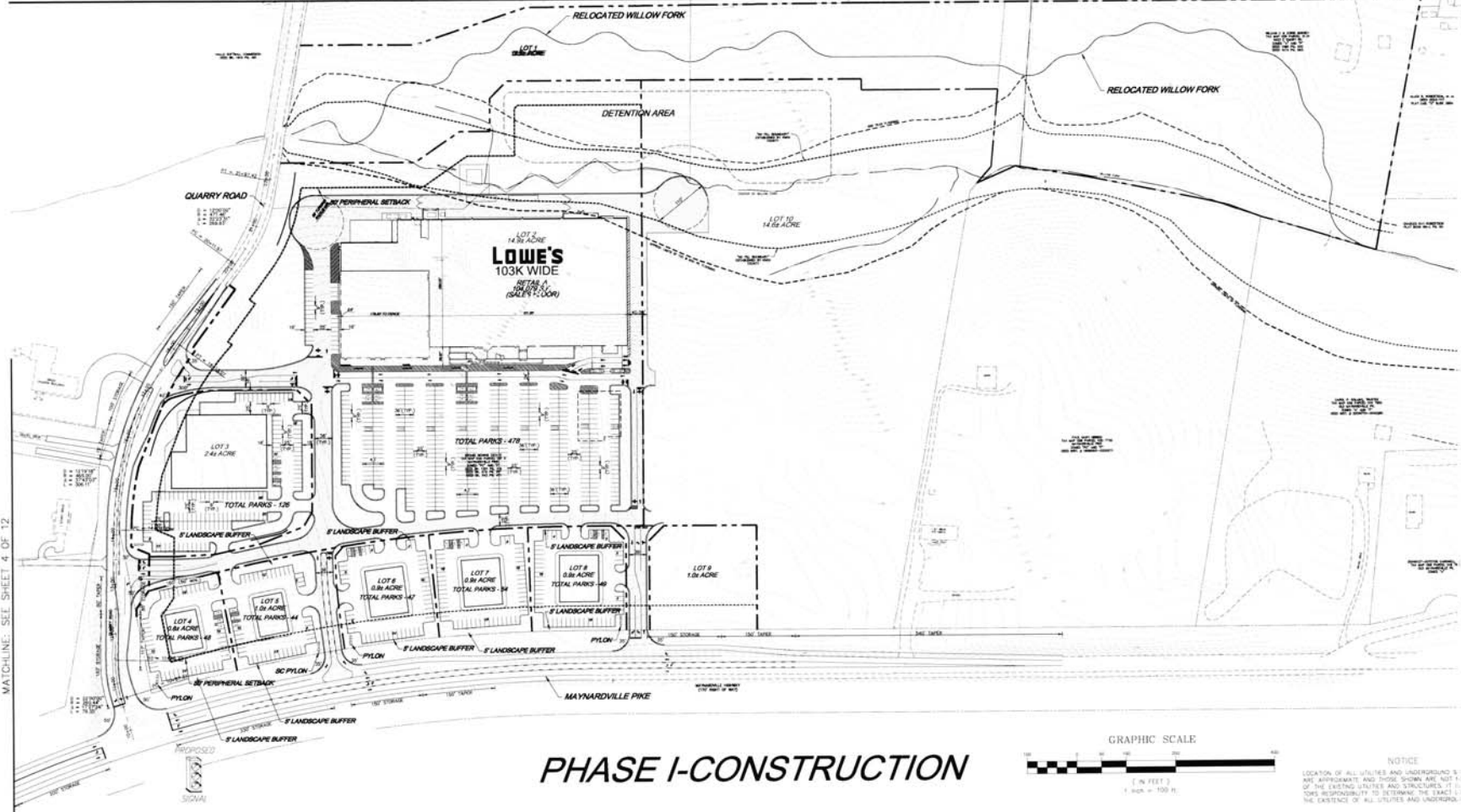
LOT 7 (0.9-ACRES)  
 GROSS FLOOR AREA = 7,200 SF  
 PARKING REQUIRED = 7,200 SF / 1000 SF x 4.5 SPACES = 33 SPACES  
 PARKING PROVIDED = 34 SPACES

**PARKING REQUIREMENTS CONT.**

LOT 8 (0.8-ACRES)  
 GROSS FLOOR AREA = 7,360 SF  
 PARKING REQUIRED = 7,360 SF / 1000 SF x 4.5 SPACES = 34 SPACES  
 PARKING PROVIDED = 49 SPACES

MATCHLINE: SEE SHEET 4 OF 12

MATCHLINE: SEE SHEET 4 OF 2



**PHASE I-CONSTRUCTION**



**NOTICE**  
 LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND STRUCTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND THE EXISTENCE OF ALL UTILITIES AND UNDERGROUND STRUCTURES.

MATCHLINE: SEE SHEET 4 OF 12

GENERAL NOTES

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**TH&P**  
 ENGINEERS & SURVEYORS  
 PLANNING & DEVELOPMENT  
 3426 BRISTOL HWY  
 JOHNSON CITY, TENNESSEE 37601  
 (423) 263-2587  
 (423) 263-4343 FAX  
 thp@thpgrp.com  
 http://www.thpgrp.com

ENGINEER'S APPROVAL:

PROJECT:  
**WILLOW FORK SUBDIVISION**

PREPARED FOR:  
**GRAHAM CORPORATION  
 1701 MERCHANTS DR  
 KNOXVILLE, TN 37912**

DATE: 11-15-08  
 11-H-081

USE PERMITTED ON REVIEW PLAN FOR WILLOW FORK SUBDIVISION

SCALE: 1"=100'

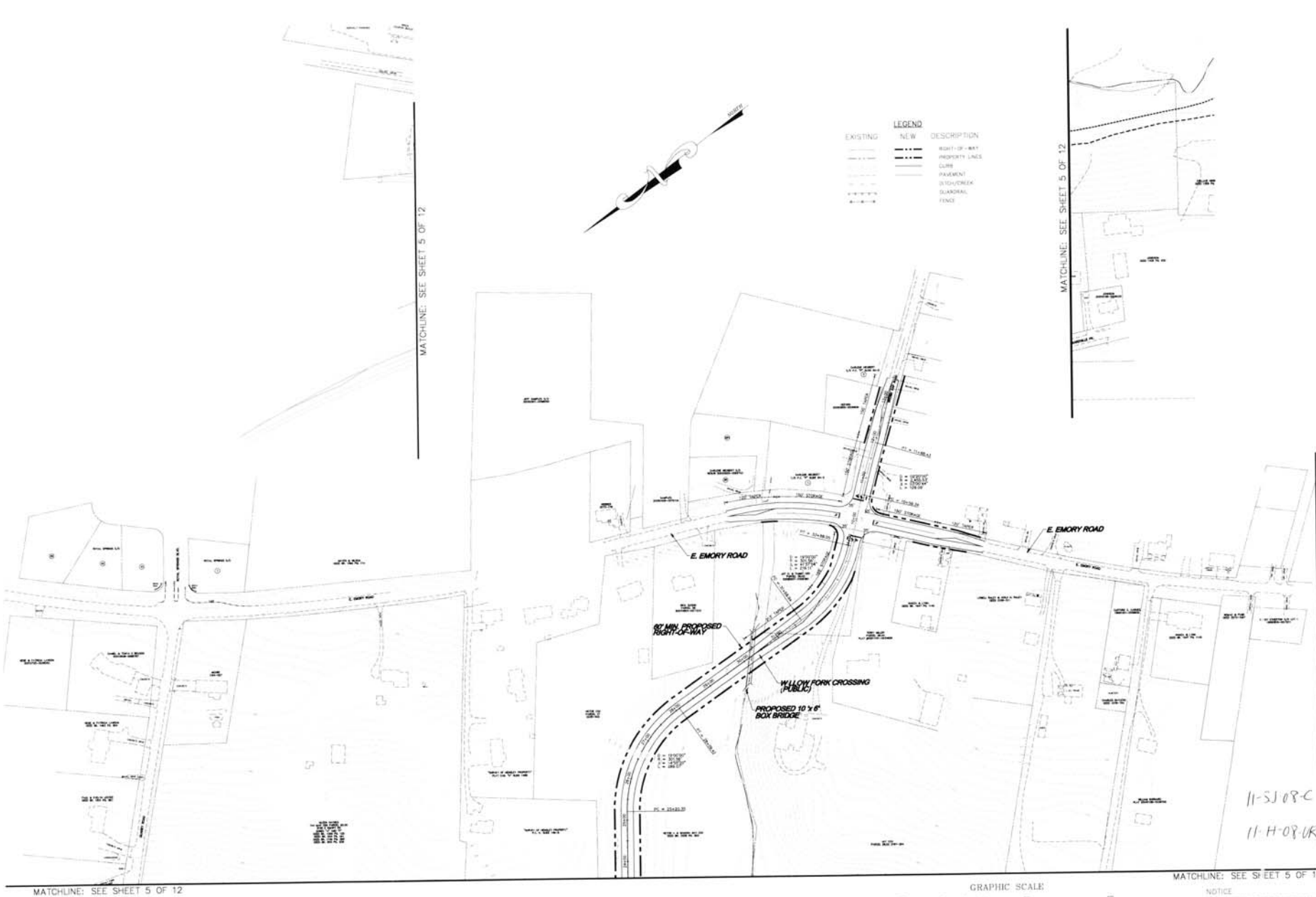
DATE: 11/13/08

PROJECT NO: 0640900C

DATE: 11/13/08

SHEET 3 OF 12





GENERAL NOTES

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**TH&P**  
TOWNSEND, HANCOCK & PETERSON

Subsidiary to the Firm  
ENGINEERS & SURVEYORS  
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1428 BRISTOL WAY  
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(615) 297-5667  
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thp@thp.com  
http://www.thp.com

REGISTERED PROFESSIONAL ENGINEER  
STATE OF TENNESSEE  
10-3-08

**WILLOW FORK SUBDIVISION**

PREPARED FOR  
**GRAHAM CORPORATION**  
1701 MERCHANTS DR  
KNOXVILLE, TN 37912

LOCATION  
KNOX COUNTY,  
TENNESSEE

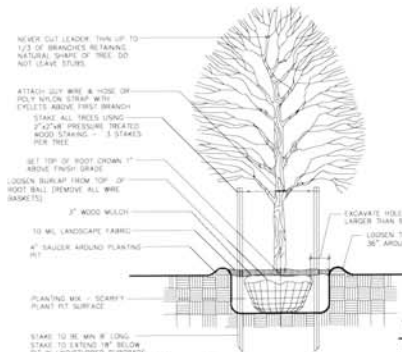
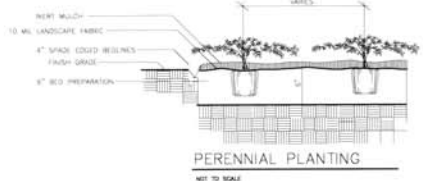
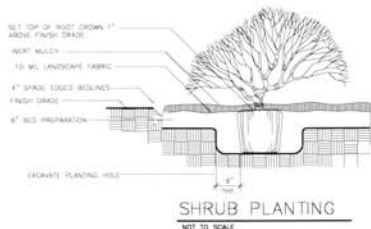
DATE  
11-5-08-C  
11-H-08-UR

PROJECT NO.  
**0640900C**

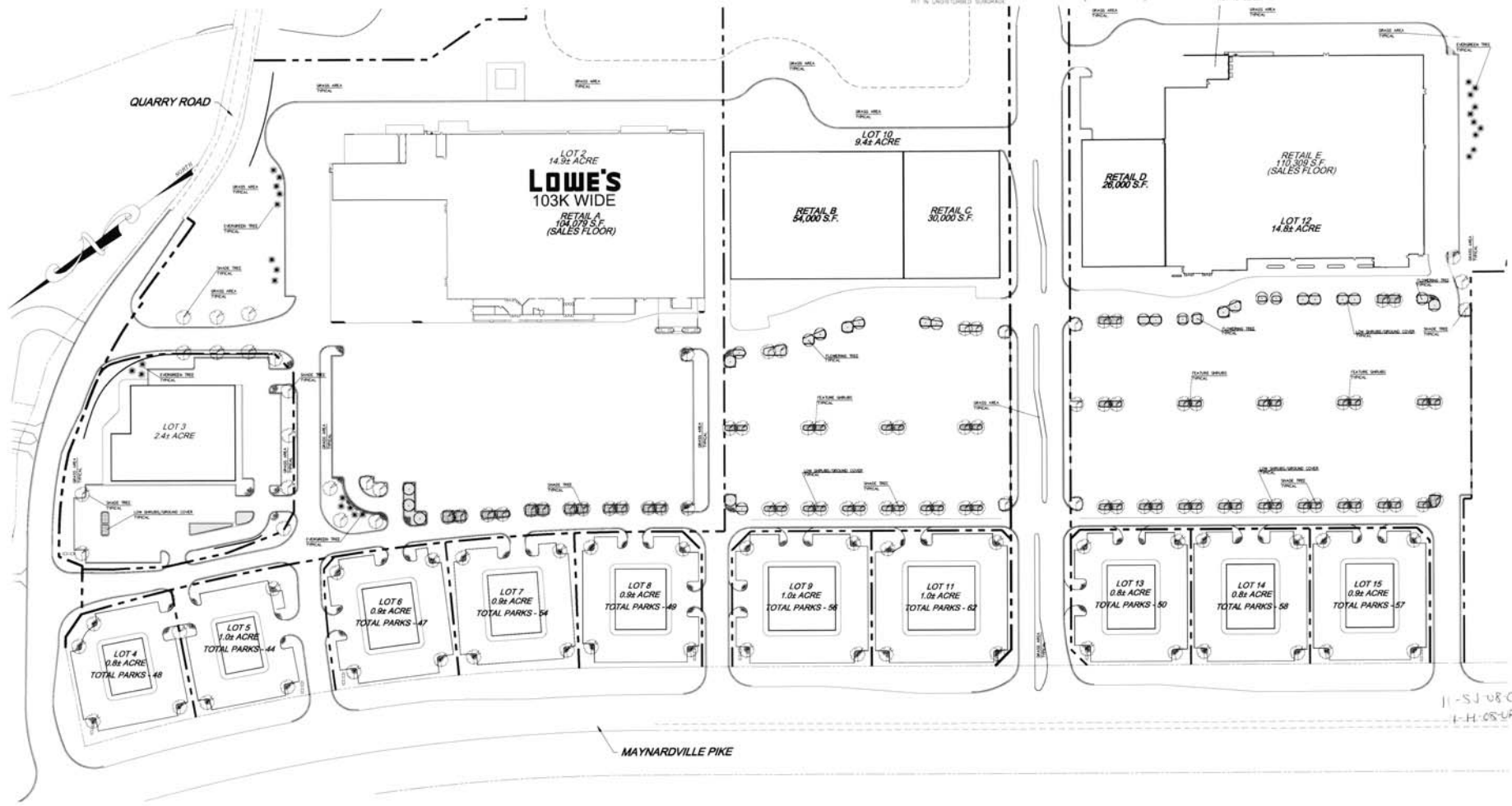
DATE  
10/3/08

SHEET 8 OF 12





- GENERAL NOTES:**
1. ALL PLANT MATERIALS ARE TO BE HIGHEST QUALITY AS PER AMERICAN STANDARDS FOR NURSERY STOCK, AND BEST PRACTICE INSTALLATION ACCORDING TO THE HIGHEST NURSERY STANDARDS.
  2. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF DOUBLE SHREDDED HARDWOOD DARK MULCH OVER A 10 ML WEED MAT EQUAL TO "MIDBROOK" BY EAST GARDENER OR DEWITT WEED BARRIER. THE WEED MAT SHALL BE PLACED UNDER ALL PLANTING AREAS NOT TO BE SOILED OR SEEDS OR AS DIRECTED ON DRAWINGS.
  3. MULCH IS TO BE FROM AN APPROVED SOURCE AND FREE FROM WEEDS, ROCKS, CLIPPINGS, DEBRIS ETC. CONTRACTOR SHALL SUBMIT SAMPLE TO OWNER FOR APPROVAL.
  4. SOIL AND SEED TO BE VARIETY APPROVED BY OWNER. ALL DISTURBED AREAS NOT SPECIFIED AS SOIL OR PLANTING AREAS SHALL BE SEED AND MULCH. ALL SOIL AND SEED TO MEET TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARDS. ANY AREAS NOT ESTABLISHED WITHIN 3 MONTHS SHALL BE RESEED/RESEEDED, WITH NO ADDITIONAL CHARGE, IN ACCORDANCE WITH THE ORIGINAL SPECIFICATIONS. LANDSCAPE AREAS ALONG EXTRA CE ROADS SHALL BE SOIL.



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http://www.thompson-engineering.com

**PROJECT:** WILLOW FORK SUBDIVISION

**PREPARED FOR:** GRAHAM CORPORATION  
1701 MERCHANTS DR  
KNOXVILLE, TN 37912

**LOCATION:** KNOX COUNTY, TENNESSEE

**DRAWING TITLE:** USE PERMITTED ON REVIEW PLAN FOR WILLOW FORK SUBDIVISION

**SCALE:** 1/8" = 1'-0"

**DATE:** 10/3/08

**PROJECT NO.:** 0640900C