



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

▶ **FILE #:** 4-SD-18-C

AGENDA ITEM #: 14

AGENDA DATE: 4/12/2018

▶ **SUBDIVISION:** DUTCHTOWN OFFICE PARK

▶ **APPLICANT/DEVELOPER:** LYNCH SURVEYS

OWNER(S): Fred Langley

TAX IDENTIFICATION: 131 068

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Dutchtown Rd

▶ **LOCATION:** Southwest side of Simmons Rd., northwest side of Dutchtown Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 15.25 acres

▶ **ZONING:** CB (Business and Manufacturing) / TO (Technology Overlay) & CB

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Non-residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land and mixed businesses - CB (Business and Manufacturing) / TO (Technology Overlay) & CB
South: Mixed businesses - CB (Business and Manufacturing) / TO (Technology Overlay) & CB
East: Business - PC (Planned Commercial) / TO (Technology Overlay)
West: Mixed businesses - CB (Business and Manufacturing)

▶ **NUMBER OF LOTS:** 7

SURVEYOR/ENGINEER: Ryan S. Lynch

ACCESSIBILITY: Access is via Simmons Rd., a local street with a pavement width of 36' within a 60' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Variance to reduce the cul-de-sac transition radius for the edge of pavement on the south side of Road A, from 75' to 45'.

STAFF RECOMMENDATION:

▶ **DENY variance 1 which is an as-built condition that Knox County is requiring the applicant to correct.**

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. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works, and shall be installed at the time the street improvements are installed for the subdivision.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

COMMENTS:

The applicant is proposing to subdivide this 15.25 acre tract into 7 lots for development under the CB (Business and Manufacturing) zoning district. The proposed public street that will serve the subdivision will have access to Simmons Rd., a local street.

A concept plan approval (9-SB-15-C) for 8 lots was previously granted by the Planning Commission on October 8, 2015 for this proposed subdivision. While the developer had obtained design plan approval for the subdivision and has been constructing the required infrastructure, he failed to obtain approval of and record the final plat before the concept plan had expired. The final plat for this subdivision is also before the Planning Commission at this meeting for approval (4-SM-18-F).

Given the anticipated number of trips that will be generated by this development, the applicant was required to have a traffic impact study prepared. The Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc., and as revised on September 21, 2015, identified that the existing street network has adequate capacity to handle the proposed development and off-site street improvements are not required.

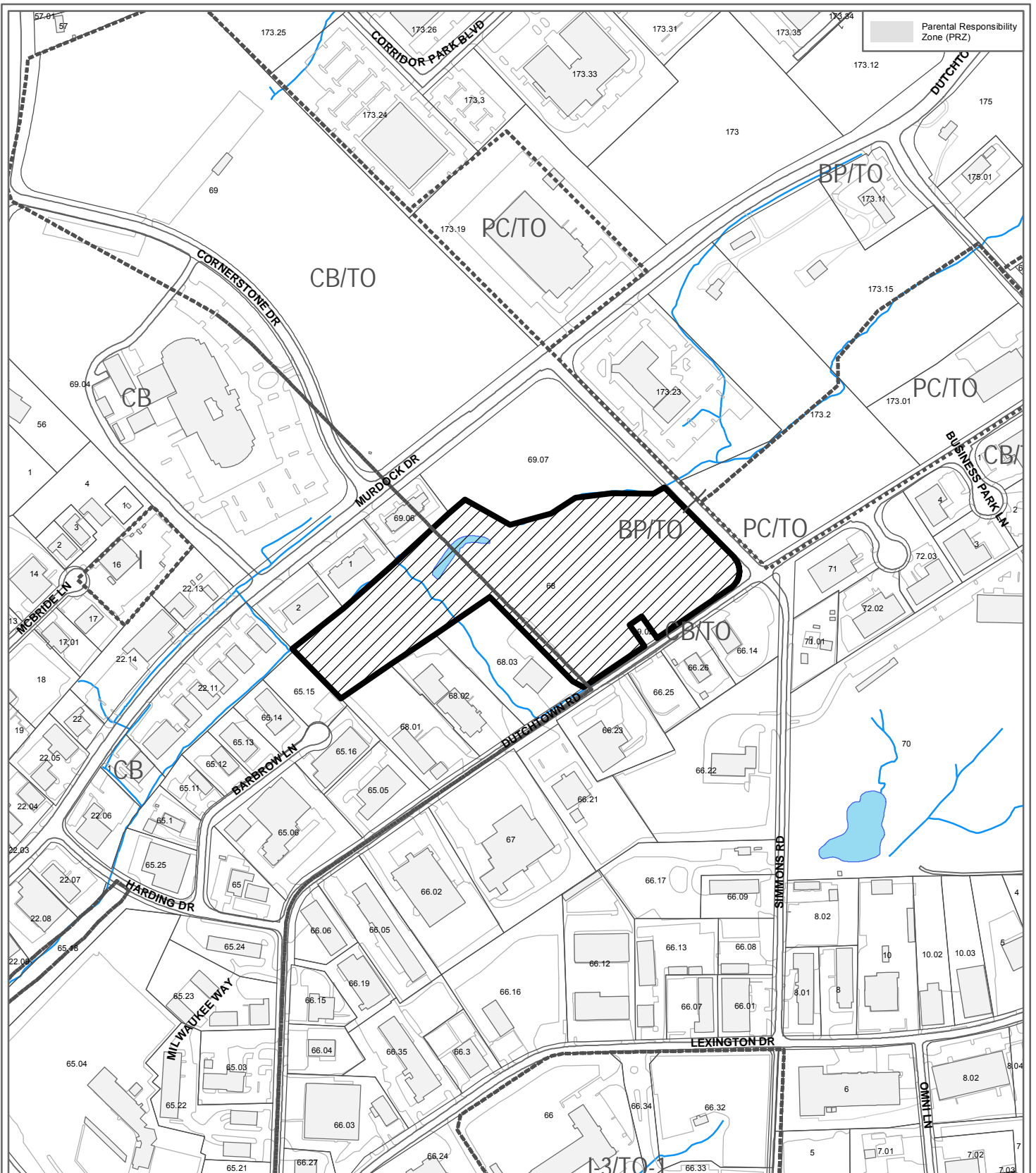
Since six of the proposed lots are located within the TO (Technology Overlay) zoning district, approval will be required from the Tennessee Technology Corridor Development Authority (TTCDA) for any development on those lots.

A previous condition on establishing a greenway easement along Turkey Creek on this property has been deleted. It has been determined by Knox County that the easement will not be needed in this area.

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.



**4-SD-18-C
CONCEPT PLAN**

Subdivision: Dutchtown Office Park



Approval of Concept Plan

Original Print Date: 3/20/2018
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 131
 Jurisdiction: County

0 500
Feet

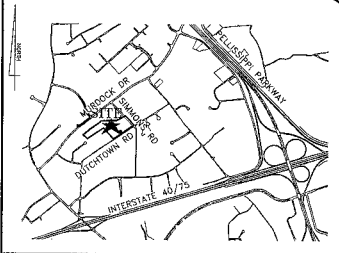


TOTAL AREA = 15.25 ACRES
OR 664,302 SQ. FT.
TOTAL LOTS = 7

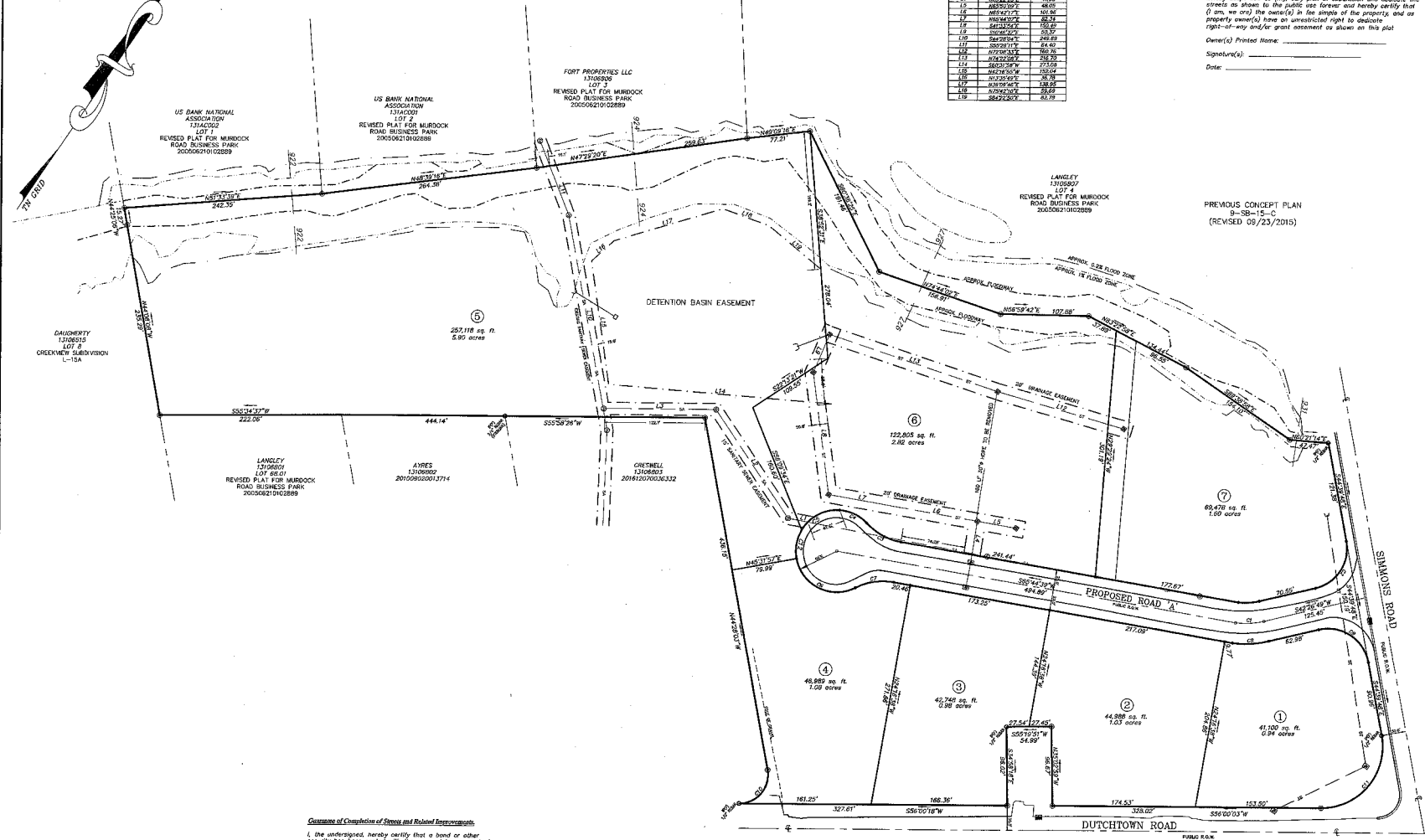
Property owners are responsible for maintenance of Stormwater facilities. The consent for maintenance of stormwater facilities is recorded as instrument # 201009020013714

LINE	BEARING	LENGTH
1	N89°14'27"E	24.86
2	S72°32'12"E	158.81
3	N89°14'27"E	137.62
4	S72°32'12"E	43.08
5	N89°14'27"E	46.05
6	S72°32'12"E	30.86
7	N89°14'27"E	28.33
8	S72°32'12"E	159.85
9	N89°14'27"E	20.37
10	S72°32'12"E	49.83
11	N89°14'27"E	66.76
12	S72°32'12"E	84.49
13	N89°14'27"E	78.20
14	S72°32'12"E	273.08
15	N89°14'27"E	151.00
16	S72°32'12"E	184.26
17	N89°14'27"E	23.89
18	S72°32'12"E	83.79

Consent of Ownership and General Dedication
I, the undersigned owner(s) of the property shown herein, hereby adopt this as my/our plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (1) we, we only the owner(s) in the strips of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.
Owner(s) Printed Name: _____
Signature(s): _____
Date: _____



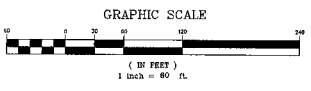
LOCATION MAP NO SCALE



PREVIOUS CONCEPT PLAN
B-SB-15-C
(REVISED 09/23/2015)

- IRON PINS SET AT ALL CORNERS BY THE SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LNCH 2417".
- CLT TAX MAP 131 PARCEL 668
- DEED REFERENCES - 20140604008868
- PLAT REFERENCE - REVISED PLAT FOR MURDOCK ROAD BUSINESS PARK PARCELS 68, 68.01, 69.03, 69.05 & 69.07 = 200506210102889
- THIS PROPERTY IS ZONED CB/70 & CB MINIMUM SETBACKS:
FRONT: 20' IF USED AS HOUSING; 25' IF HOTEL/TOURIST COURT; 50' SIDE; 2' INCREASED 2' PER EACH STORY OVER 2;
REAR: 10' FOR 1 STORY; 20' FOR 2 STORY; 24' FOR 3+ STORY
- A PORTION OF THIS PROPERTY DOES LIE WITHIN A 1% / 2% FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47092002420 EFFECTIVE DATE: AUGUST 5, 2013.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(86082007)
- UP UTILITY AND DRAINAGE EASEMENTS ALONG ALL LOT LINES ADJOINING STREETS AND PRIVATE EASEMENTS (INCLUDING JOINT EASEMENT EASEMENTS). UP UTILITY AND DRAINAGE EASEMENTS ALONG ALL INTERIOR LOT LINES AND ANY OTHER EXTERIOR LOT LINES, EXCEPT ON LANE WITH D STRIPS.

CERTIFICATION OF CONCEPT PLAN
I, the undersigned, hereby certify that a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee...
REGISTERED LAND SURVEYOR: [Signature]
DATE: 2/23/2018



OWNER: TNO LANGLEY 10639 DUTCHTOWN RD. KNOXVILLE, TN 37922

TNQ: MPC:

4-SD-18-C 2/24/18

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N00°28'27"E	26.71	100.00	34.89
C2	N00°05'07"E	68.91	30.00	78.62
C3	N84°10'52"E	47.43	75.00	48.50
C4	S89°10'27"W	18.54	50.00	33.41
C5	S22°11'27"W	52.53	50.00	55.05
C6	N89°10'27"E	68.03	50.00	62.74
C7	S47°16'43"E	67.43	75.00	48.76
C8	S52°36'50"E	44.14	125.00	44.27
C9	S48°11'19"W	72.27	50.00	67.26
C10	S89°30'54"E	53.87	35.00	61.41
C11	N00°05'07"E	115.48	75.00	131.73
C12	S24°58'37"E	35.43	50.00	36.22

Certification of Class and Accuracy of Survey
Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.
I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is not less than 1/10,000...
REGISTERED LAND SURVEYOR: [Signature]
DATE: 2/23/18



LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 CORDER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

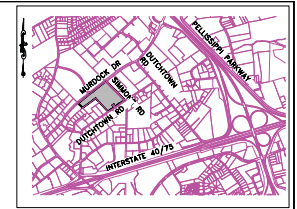
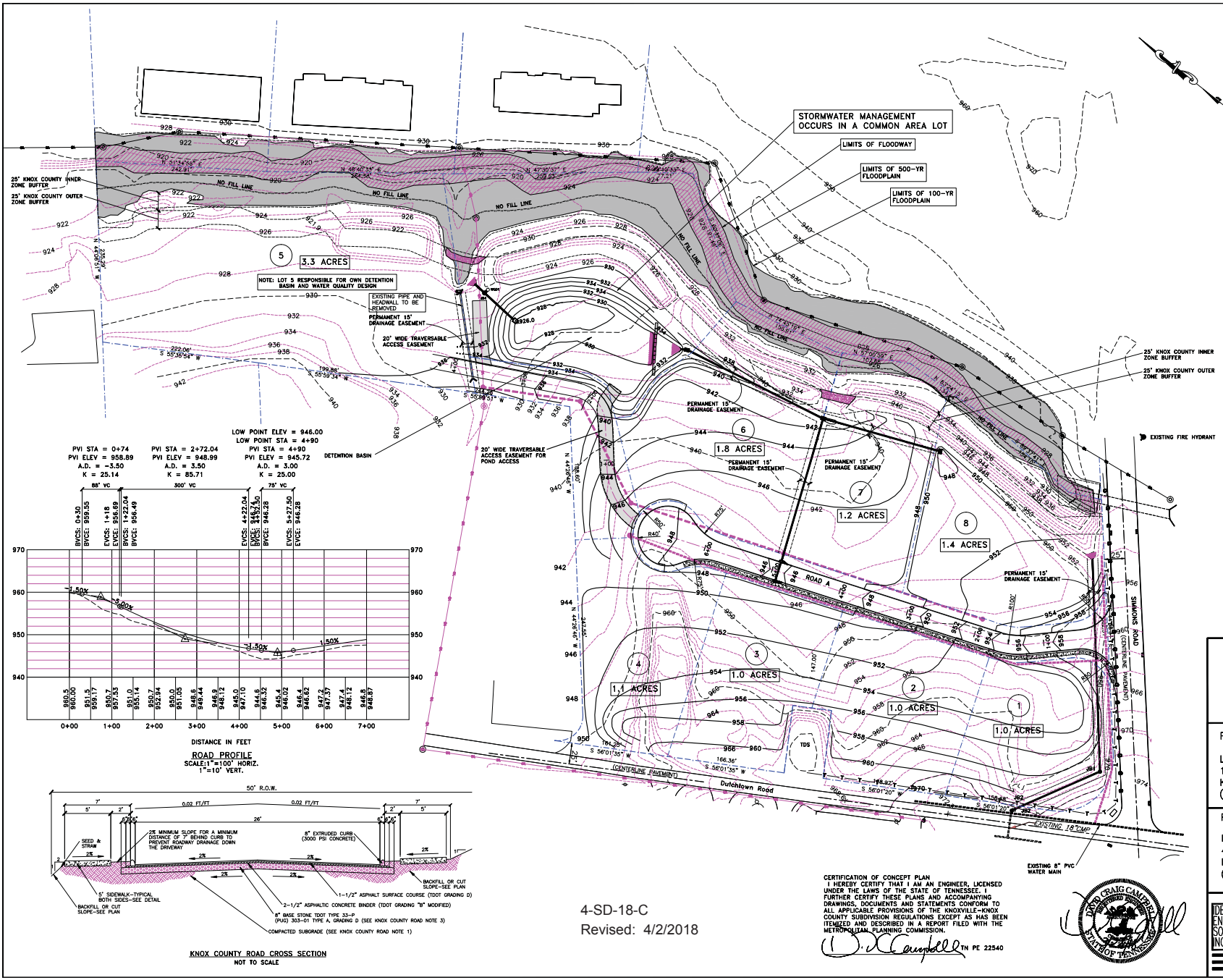


REVISIONS	
DRAWN BY: R. LYNCH / MSTRANGE	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=80'	4
DATE: 02/23/2018	5
	6

Langley Management, Inc.
10639 Dutchtown Road
Knoxville, Tennessee 37932
Phone: (865) 546-7020

Dutchtown Office Park
District 6, Knox County, Tennessee

PROJECT NO.
3936-3



- VICINITY MAP**
NOT TO SCALE
- GENERAL NOTES:**
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE 811 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
 - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
 - BACK FILL MUST BE PLACED AND COMPACTED TO SIX (6) STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
 - TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL OF UTILITY DESIGN CONTROL DEVICES, LATEST EDITION. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
 - DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

- PROPERTY NOTES:**
- TOTAL AREA = 18.25 ACRES
 - CL 181 PARCEL 008
 - ZONING: OR 8 (S/2) D
 - PROPOSED NUMBER OF LOTS: 8
 - LOT DRAINAGE AND UTILITY LOCATIONS INSIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERNAL LOT LINES. EXCEPT LOTS PROPOSED TDS LOT LINES.
 - ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
 - TRAFFIC CALMING AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
 - ALL DRIVEWAY GRADES MUST BE LESS THAN 10% AND ACCOMMODATE SIDEWALK AT NO MORE THAN 2% CROSS SLOPE.

VARIANCE REQUESTED:
 STA 5+90 ROAD A - VARIANCE REQUEST TO REVISE A SINGLE CUR-DE-SAC RADIUS FROM 75' TO 45'.

- LEGEND:**
- PROPOSED DRAINAGE LINE
 - PROPOSED CATCH BASIN
 - PROPOSED ANCHOR BOX
 - PROPOSED SANITARY SEWER GRAVITY LINE
 - PROPOSED SANITARY SEWER FORCE MAIN
 - PROPOSED SANITARY SEWER MANHOLE
 - EXISTING SANITARY SEWER MANHOLE
 - PROPOSED WATER MAIN
 - PROPOSED FIRE HYDRANT ASSEMBLY

- SETBACKS:**
- FRONT:** 20 FT.
SIDE: 5 FT.
REAR: 25 FT.
- UTILITIES:** FIRST UTILITY DISTRICT
 WATER: FIRST UTILITY DISTRICT
 SEWER: KNOX COUNTY UTILITIES BOARD
 SOLID WASTE: PRIVATE HAULER
 TELEPHONE: TDS



SCALE IN FEET: 0 60 120

28 MAR 2018

SHEET ONE

CONCEPT PLAN

DUTCHTOWN ROAD OFFICE PARK
KNOX COUNTY, TENNESSEE

Prepared For:

Langley Management, Inc.
 10639 Dutchtown Road
 Knoxville, Tennessee 37932
 (865) 546-7020

Planning Agency:

Knoxville-Knox County MPC
 400 Main Street, Suite 403
 Knoxville, Tennessee 37902
 (865) 215-2500

IDEAL ENGINEERING SOLUTIONS INCORPORATED

Ideal Engineering Solutions, Inc.
 325 Wooded Lane
 Knoxville, Tennessee 37922
 (865) 755-3575

CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS 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.

D. C. Campbell PE 22540



4-SD-18-C
 Revised: 4/2/2018

SUBDIVISION - CONCEPT



Name of Applicant: Lynch Surveys
Date Filed: 2/26/18 Meeting Date: 4-12-18
Application Accepted by: Emily Dell
Fee Amount: 710.00 File Number: Subdivision - Concept 4-5D-18-C
Fee Amount: _____ Related File Number: Development Plan _____

PROPERTY INFORMATION

Subdivision Name: DUTCHTOWN OFFICE PARK

Unit/Phase Number: _____

General Location: NORTH OF DUTCHTOWN RD
WEST OF SIMMONS RD

Tract Size: 15.25 No. of Lots: 7

Zoning District: CB & CB/TO

Existing Land Use: VACANT

Planning Sector: NORTHWEST COUNTY

Growth Policy Plan Designation: PLANNED
GROWTH AREA

Census Tract: 59.04

Traffic Zone: _____

Parcel ID Number(s): 131 068

Jurisdiction: City Council _____ District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: FRED LANGLEY

Company: LANGLEY MANAGEMENT

Address: 10639 DUTCHTOWN RD

City: KNOXVILLE State: TN Zip: 37932

Telephone: 865.546.7020

Fax: _____

E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: RYAN LYNCH

Company: LYNCH SURVEYS LLC

Address: 4405 COSTER RD

City: KNOXVILLE State: TN Zip: 37912

Telephone: 865.584.2630

Fax: 865.584.2801

E-mail: RLYNCH@LYNCHSURVEY.COM

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer FUD

Water FUD

Electricity KUB

Gas KUB

Telephone AT&T

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: RYAN LYNCH

Company: LYNCH SURVEYS LLC

Address: 4405 COSTER DR

City: KNOXVILLE State: TN Zip: 37912

Telephone: 865.584.2630

Fax: 865.584.2801

E-mail: RLYNCH@LYNCHSURVEY.COM

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)

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

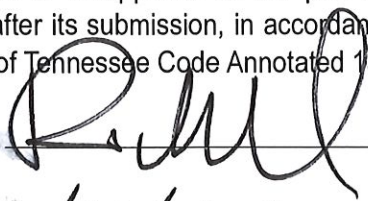
Name: Richard Lowell

Address: 4405 GASTRO

City: KNOXVILLE State: TN Zip: 37912

Telephone: 865.584.2630

Fax: 865.584.2801

Signature: 

Date: 2/26/2018

E-mail: RICHARD@LYNHSURVEY.COM

REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide the sign(s) to post on the subject property at the time of application.

The sign(s) must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign(s) should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign(s) to be posted at the time of application.

The sign(s) must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. The applicant is responsible for ensuring that the signs remain posted throughout the two-week period prior to the public hearing. Failure to maintain the signs during this time period may be cause for postponement of the application until the next scheduled meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for additional sign(s) consistent with the agency's cost of purchasing each sign.

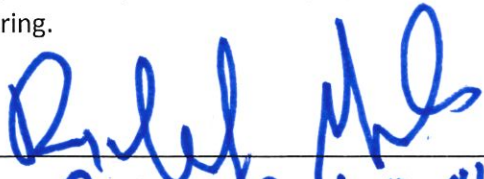
I hereby agree to post the sign(s) provided on the subject property on or before March 28, 2018 consistent with the guidelines provided above; and remove the sign(s) within one week after the MPC/BZA public hearing.

Signature: _____

Printed name: _____

Date: _____

MPC/BZA File #: _____


RICHARD LYNCH
2/26/18
4-SD-18-C