



SUBDIVISION REPORT - CONCEPT

► **FILE #:** 6-SE-25-C

AGENDA ITEM #: 45

AGENDA DATE: 6/12/2025

► **SUBDIVISION:** **CONCEPT PLAN OF SHERRILL BUSINESS PARK RESUBDIVISION OF PARCEL 207 & 215 REGENCY ASSOCIATES II, LLC**

► **APPLICANT/DEVELOPER:** **DOUGLAS HAWK**

OWNER(S): Regency Associates II, LLC Robert B Shagan

TAX IDENTIFICATION: 118 207, 215

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 437 SELLERS LN (10049 SHERRILL BLVD)

► **LOCATION:** **East side of Sherrill Road and northern terminus of Sellers Lane.**

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek

► **APPROXIMATE ACREAGE:** **13.91 acres**

► **ZONING:** **CB (Business and Manufacturing), TO (Technology Overlay)**

► **EXISTING LAND USE:** **Agriculture/Forestry/Vacant Land**

► **PROPOSED USE:** **Business park**

SURROUNDING LAND USE AND ZONING: North: Office, agriculture/forestry/vacant land, water - CB (Business and Manufacturing), TO (Technology Overlay), A (Agricultural)
South: Office, single family residential, agriculture/forestry/vacant land - CB (Business and Manufacturing), TO (Technology Overlay), CA (General Business), BP (Business and Technology Park)
East: Agriculture/forestry/vacant land - CB (Business and Manufacturing), TO (Technology Overlay)
West: Pellissippi Parkway right-of-way - ROW (Right-of-Way)

► **NUMBER OF LOTS:** **9**

SURVEYOR/ENGINEER: Douglas Hawk

ACCESSIBILITY: Access would be via Sherrill Boulevard, a major collector with a 47-ft pavement width within a 1,000-ft right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** **ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)**
1. Increase the intersection grade from 1% to 1.22% at the entrance and Sherrill Blvd.
2. Reduce the corner pavement radius from 75 ft to 50.59 ft.
3. Reduce the corner pavement radius from 75 ft to 70.86 ft.

STAFF RECOMMENDATION:

► **Approve the concept plan, subject to 8 conditions.**

1. Connecting to sanitary sewer and meeting other relevant utility provider requirements.
2. Providing street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
4. Before recording the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
5. Meet all applicable requirements of the Knox County Zoning Ordinance.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Implementing the recommendations of the Sherrill Boulevard Business Park Traffic Impact Study (TIS) (JMT, 7/24/2024) as required by the City of Knoxville and Knox County Engineering and Public Works during the design plan phase. If the TIS is further revised, it must be submitted to the Planning staff for review and approval by all applicable agencies. All offsite road improvements must be completed prior to recording plats at the expense of the applicant and compliant with Engineering and Public Works' road standards.
8. The cul-de-sac right-of-way radius will be determined by Engineering and Public Works during the design plan phase.

COMMENTS:

(Correction 6/9/2025) – Condition #7 added the sentence, “All offsite road improvements must be completed prior to recording plats at the expense of the applicant and compliant with Engineering and Public Works' road standards.”

Access to the development is from Sherrill Boulevard, a four-lane minor collector street. The Concept Plan of Sherrill Business Park was approved in 2003 for 9 lots (10-SA-23-C). The public road was built, but the property was never subdivided or developed.

The 12.38 acre property is zoned CB/TO, and the minimum parcel size is 1 acre in the TO zone. The CB zone has no minimum lot size for nonresidential uses. The proposed lots range in size from 1 acre to 2.94 acres. Development of the lots will require review and approval for compliance with the TTCDA Design Guidelines.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission'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.