

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

▶ **FILE #:** 11-SJ-08-C **AGENDA ITEM #:** 10
 11-H-08-UR **AGENDA DATE:** 1/8/2009

POSTPONEMENT(S): 11/13/2008

▶ **SUBDIVISION:** WILLOW FORK
 ▶ **APPLICANT/DEVELOPER:** GRAHAM CORPORATION
 OWNER(S): Graham Corporation

TAX IDENTIFICATION: 29 021
 JURISDICTION: County Commission District 7

▶ **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)

▶ **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: Tysinger, Hampton and Partners, Inc.

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:

▶ **POSTPONE** until the March 12, 2009 MPC meeting in order to allow the applicant time to have a traffic impact study prepared as requested by the applicant

▶ **POSTPONE** until the March 12, 2009 MPC meeting in order to allow the applicant time to have a traffic impact study prepared as requested by the applicant

COMMENTS:

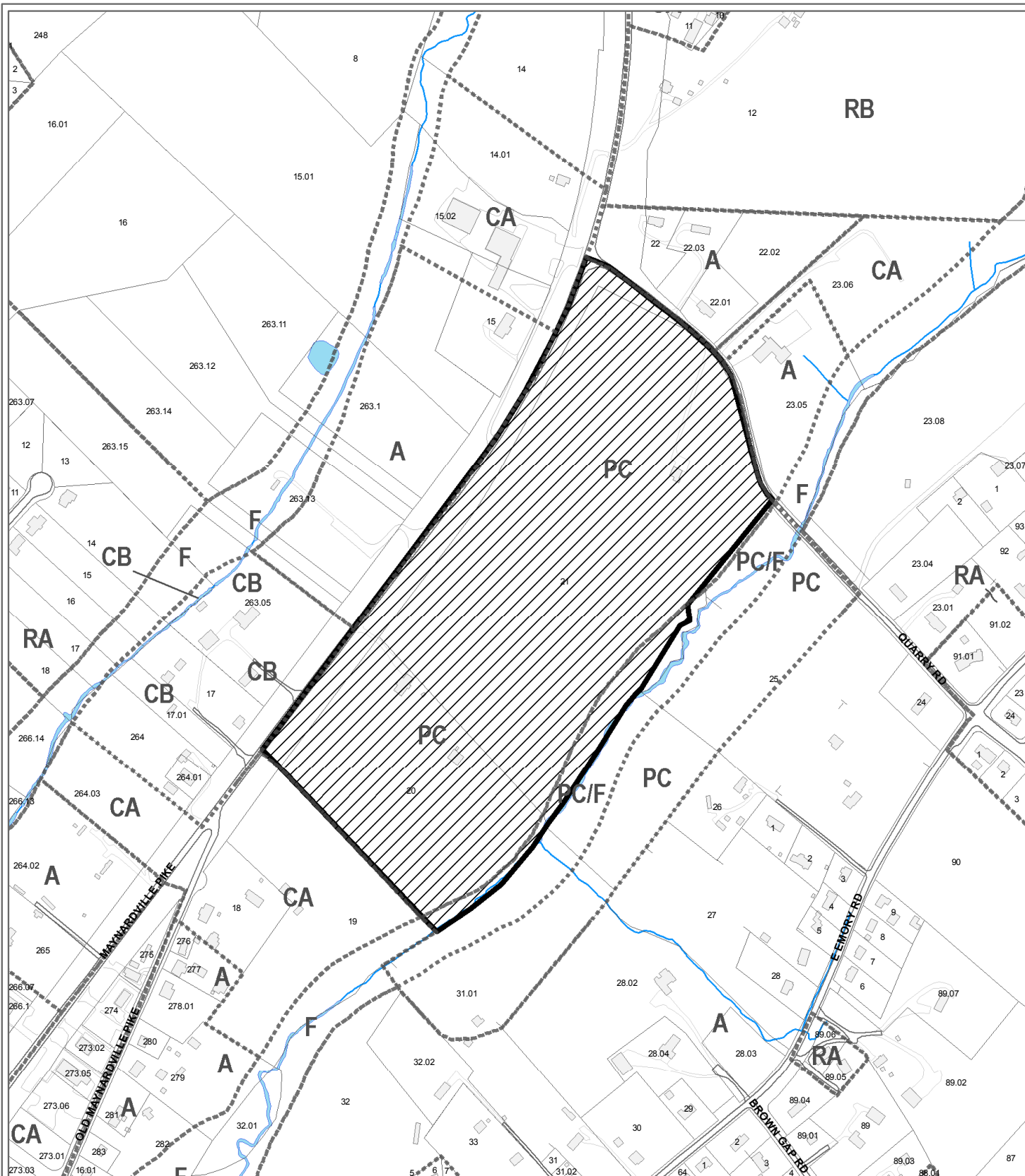
The applicant has submitted a revised plan for the proposed Willow Fork commercial subdivision. The original concept plan was approved by MPC on December 13, 2007. Since that time the applicant has significantly revised the plan by adding an additional access point to the site. Additionally, the plan proposes relocating an access that will be built as public road that will connect Maynardville Hwy. with E. Emory Rd. at Brown Gap Rd. The proposed 424,000 square foot shopping is planned to be constructed in phases. The MPC staff has been in contact with the applicant's engineer regarding the parameters of the traffic impact study.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Commission. The date of the Knox County Commission hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



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

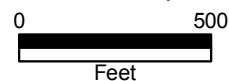


Retail subdivision in PC (Planned Commercial) & F (Floodway)

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



GENERAL NOTES	
1	EXISTING
2	PROPOSED
3	AS SHOWN
4	RELOCATED
5	REMOVED
6	TO BE REMOVED
7	TO BE RELOCATED
8	TO BE RECONSTRUCTED
9	TO BE REPAIRED
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11	TO BE RESTORED
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PARKING REQUIREMENTS (CON'L)

4.5 PARKING SPACES PROVIDED PER 1,000 SF GROSS FLOOR AREA = 1,200 SF GROSS FLOOR AREA = 27 SPACES
 4.5 PARKING SPACES PROVIDED PER 1,000 SF GROSS FLOOR AREA = 1,200 SF GROSS FLOOR AREA = 27 SPACES
 4.5 PARKING SPACES PROVIDED PER 1,000 SF GROSS FLOOR AREA = 1,200 SF GROSS FLOOR AREA = 27 SPACES

PARKING REQUIREMENTS

SHOPPING CENTER USE -
 4.5 PARKING SPACES PROVIDED PER 1,000 SF GROSS FLOOR AREA = 1,200 SF GROSS FLOOR AREA = 27 SPACES
 4.5 PARKING SPACES PROVIDED PER 1,000 SF GROSS FLOOR AREA = 1,200 SF GROSS FLOOR AREA = 27 SPACES

LOT 1 (0.4-ACRES)
 SALES FLOOR AREA = 10,400 SF
 PARKING PROVIDED = 178 SPACES

LOT 2 (0.8-ACRES)
 SALES FLOOR AREA = 4,800 SF
 PARKING PROVIDED = 108 SPACES

LOT 3 (0.8-ACRES)
 SALES FLOOR AREA = 4,800 SF
 PARKING PROVIDED = 108 SPACES

LOT 4 (0.8-ACRES)
 SALES FLOOR AREA = 4,800 SF
 PARKING PROVIDED = 108 SPACES

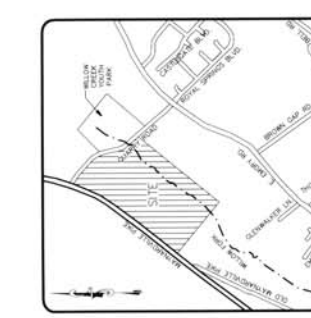
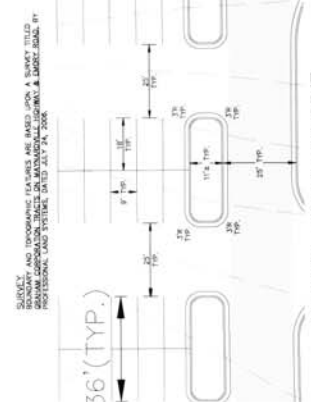
LOT 5 (0.8-ACRES)
 SALES FLOOR AREA = 4,800 SF
 PARKING PROVIDED = 108 SPACES

LOT 6 (0.8-ACRES)
 SALES FLOOR AREA = 4,800 SF
 PARKING PROVIDED = 108 SPACES

LOT 7 (0.8-ACRES)
 SALES FLOOR AREA = 4,800 SF
 PARKING PROVIDED = 108 SPACES

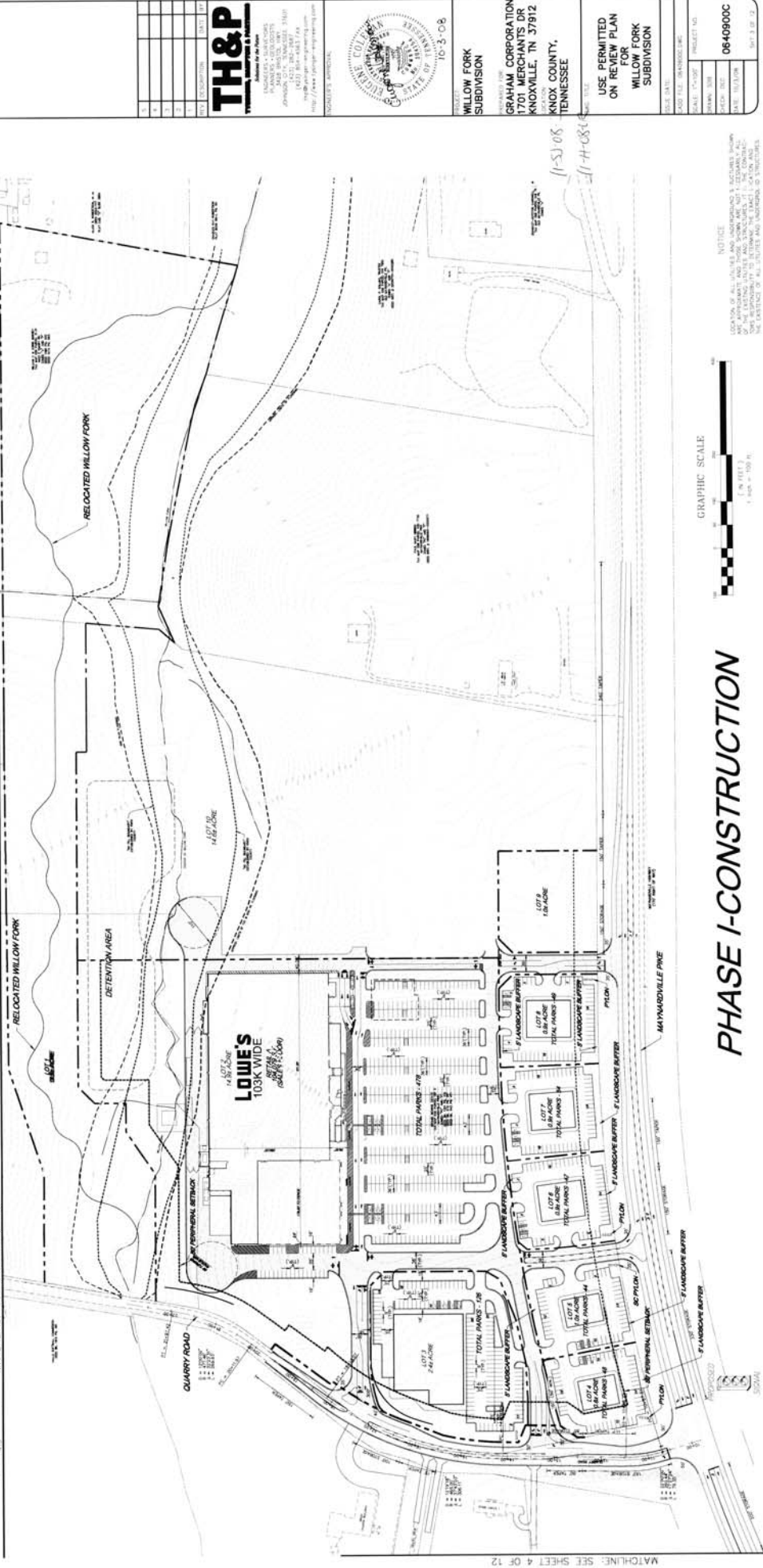
LOT 8 (0.8-ACRES)
 SALES FLOOR AREA = 4,800 SF
 PARKING PROVIDED = 108 SPACES

LOT 9 (0.8-ACRES)
 SALES FLOOR AREA = 4,800 SF
 PARKING PROVIDED = 108 SPACES



MATCHLINE: SEE SHEET 4 OF 2

MATCHLINE: SEE SHEET 4 OF 12



PHASE I-CONSTRUCTION

GRAPHIC SCALE

1" = 100'

NOTICE: LOCATION OF ALL UTILITIES AND LANDSCAPING IS SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY ALL UTILITIES AND LANDSCAPING PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.



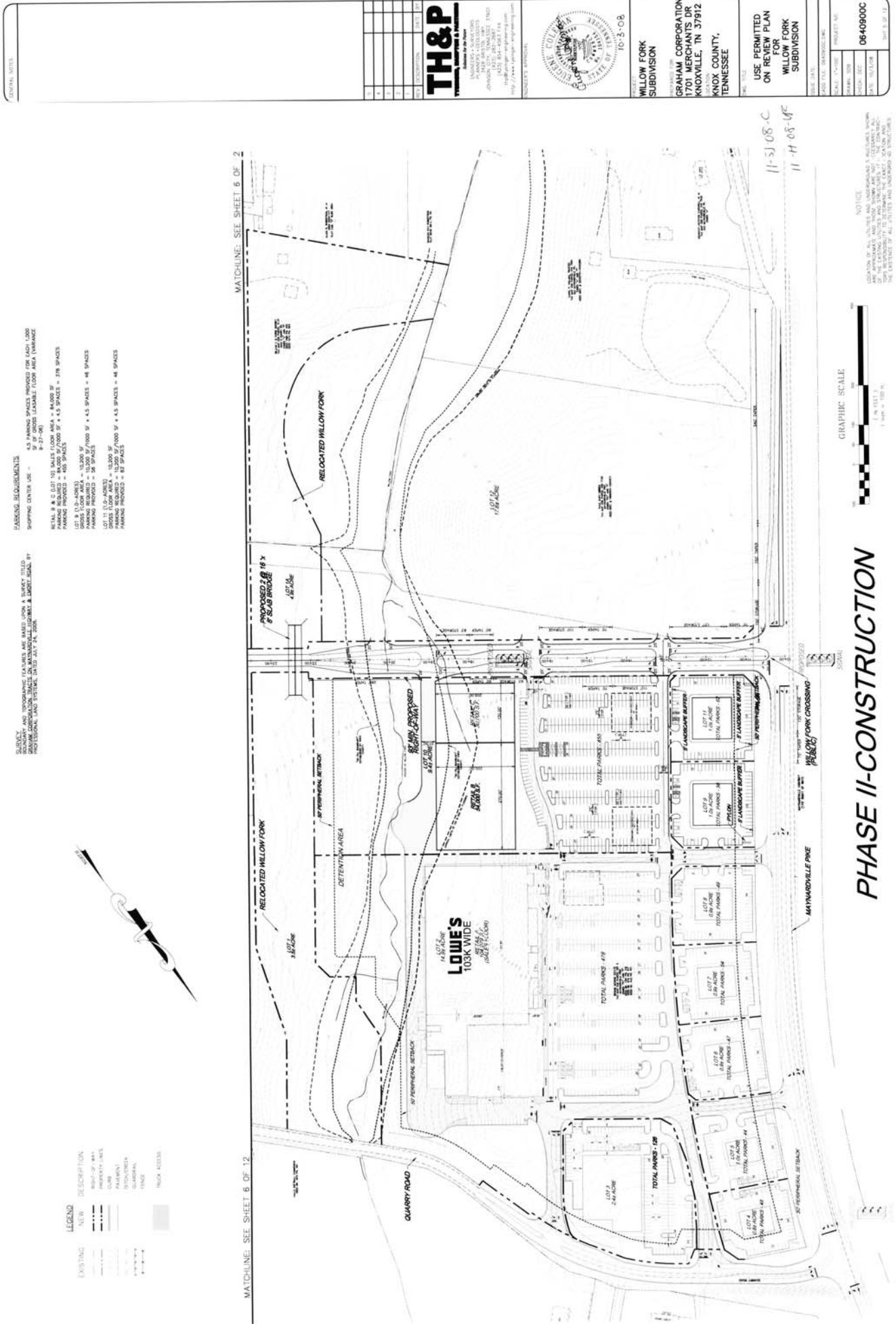
10-3-08

WILLOW FORK SUBDIVISION

USE PERMITTED ON REVIEW PLAN FOR WILLOW FORK SUBDIVISION

GRAHAM CORPORATION
 1701 MERCHANTS DR
 KNOXVILLE, TN 37912
 KNOX COUNTY, TENNESSEE

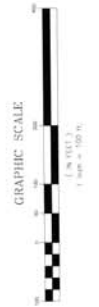
06409000



PARKING REQUIREMENTS
 SHOPPING CENTER USE -
 1.5 SPACES PER 1,000 SF OF GROSS LEASABLE FLOOR AREA (MINIMUM 8-27-08)
 METAL B & C LOT: 100 SALES (1,000 AREA) = 150 SPACES
 1.5 SPACES PER 1,000 SF OF GROSS LEASABLE FLOOR AREA (MINIMUM 8-27-08)
 LOT 1 (1.2-ACRES) - 10,000 SF
 PARKING PROVIDED = 45 SPACES
 LOT 2 (1.0-ACRES) - 10,000 SF
 PARKING PROVIDED = 45 SPACES
 LOT 3 (1.0-ACRES) - 10,000 SF
 PARKING PROVIDED = 45 SPACES
 LOT 4 (1.0-ACRES) - 10,000 SF
 PARKING PROVIDED = 45 SPACES
 LOT 5 (1.0-ACRES) - 10,000 SF
 PARKING PROVIDED = 45 SPACES
 LOT 6 (1.0-ACRES) - 10,000 SF
 PARKING PROVIDED = 45 SPACES
 LOT 7 (1.0-ACRES) - 10,000 SF
 PARKING PROVIDED = 45 SPACES
 LOT 8 (1.0-ACRES) - 10,000 SF
 PARKING PROVIDED = 45 SPACES
 LOT 9 (1.0-ACRES) - 10,000 SF
 PARKING PROVIDED = 45 SPACES
 LOT 10 (1.0-ACRES) - 10,000 SF
 PARKING PROVIDED = 45 SPACES

LEGEND

EXISTING	NEW	DESCRIPTION
---	---	RIGHT OF WAY
---	---	CONCRETE DRIVE
---	---	ASPHALT DRIVE
---	---	PARKING
---	---	DISCOUNTS
---	---	LANDSCAPING
---	---	ENCLOSURE
---	---	TRUCK ACCESS



PHASE II-CONSTRUCTION

NOTICE
 LOCATION OF ALL UTILITIES AND UNDERGROUNDS IS ACCURATE TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS OF THE PROJECT AND HAS NOT CONDUCTED ANY OTHER INVESTIGATION OF UTILITIES OR UNDERGROUNDS. THE ENGINEER HAS NOT CONDUCTED ANY INVESTIGATION OF UTILITIES OR UNDERGROUNDS.

PROJECT NO.	06-00900C
DATE	11/31/08
SCALE	AS SHOWN
DATE	11/11/08
SCALE	AS SHOWN

TH&P
 TOWN & PLANNING
 1701 MERCHANTS DR
 KNOXVILLE, TN 37912
 (615) 581-4321 FAX (615) 581-4322
 www.thandp.com

REGISTERED PROFESSIONAL ENGINEER
 STATE OF TENNESSEE
 LICENSE NO. 3408

USE PERMITTED
 ON REVIEW PLAN
 FOR
 WILLOW FORK
 SUBDIVISION

PREPARED FOR
 GRAHAM CORPORATION
 1701 MERCHANTS DR
 KNOXVILLE, TN 37912
 KNOX COUNTY,
 TENNESSEE

PROJECT NO. 06-00900C
 DATE 11/31/08
 SCALE AS SHOWN
 DATE 11/11/08
 SCALE AS SHOWN

GENERAL NOTES

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TH&P
 TOWN & PLANNING
 ENGINEERS & ARCHITECTS
 PLANNERS & ARCHITECTS
 1000 WEST WASHINGTON AVENUE
 KNOXVILLE, TN 37912
 (615) 594-1981 FAX
 (615) 594-1982
 WWW.TH&P.COM



WILLOW FORK
 SUBDIVISION
 PREPARED FOR
 GRAHAM CORPORATION
 1001 WILLOW FORK ROAD
 KNOXVILLE, TN 37912
 KNOX COUNTY,
 TENNESSEE

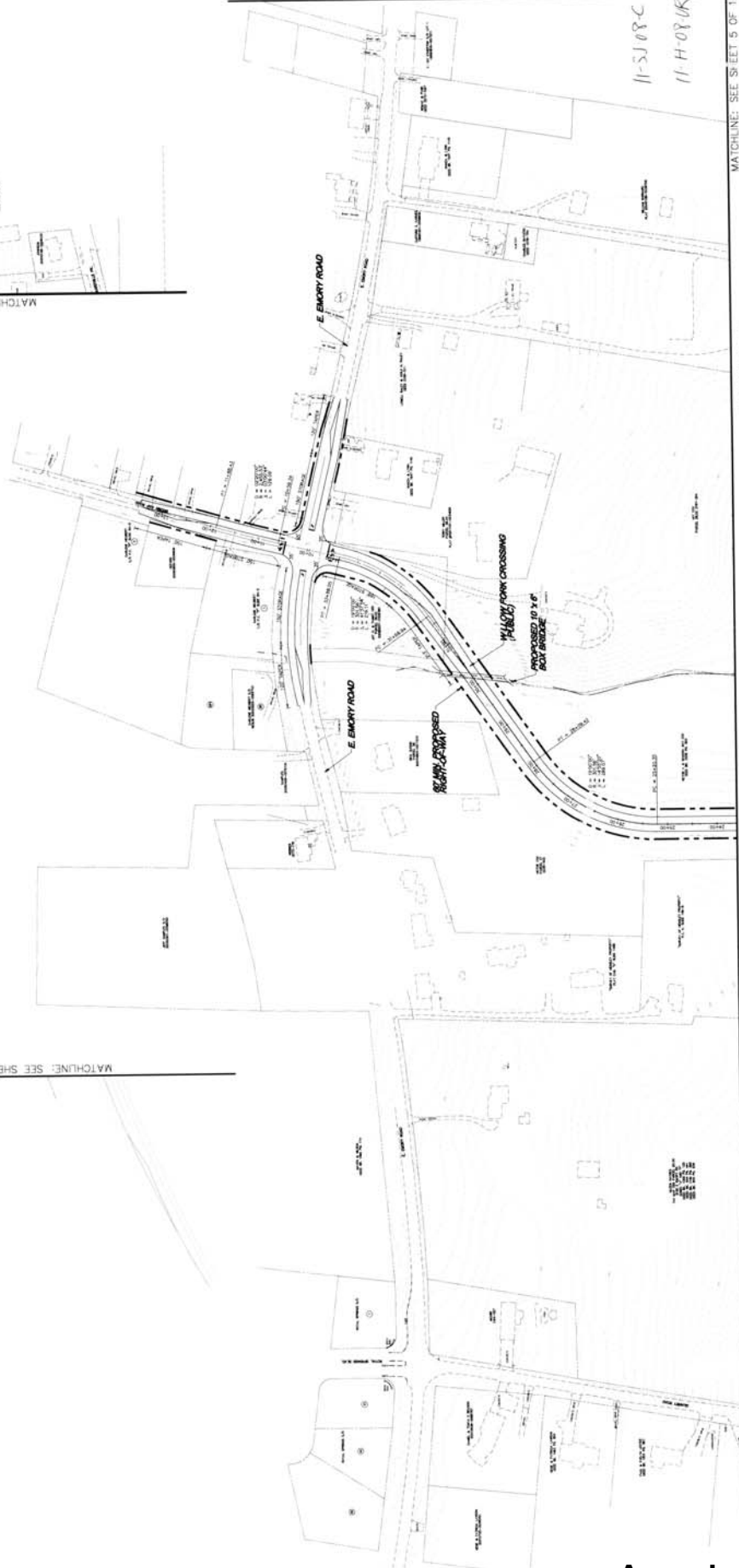
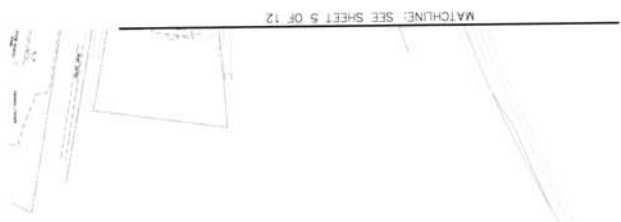
USE PERMITTED
 ON REVIEW PLAN
 FOR
 WILLOW FORK
 SUBDIVISION

DATE FILE: 06/04/08
 PROJECT NO:
 DRAWING NO:
 SHEET NO:
 DATE: 03/10/09
 0640900C
 SHEET 5 OF 12



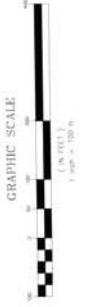
LEGEND

EXISTING	NEW	DESCRIPTION
(Symbol)	(Symbol)	RIGHT-OF-WAY
(Symbol)	(Symbol)	PROPERTY LINES
(Symbol)	(Symbol)	EXISTING ROAD
(Symbol)	(Symbol)	PROPOSED ROAD
(Symbol)	(Symbol)	EXISTING DRIVE
(Symbol)	(Symbol)	PROPOSED DRIVE
(Symbol)	(Symbol)	EXISTING UTILITY
(Symbol)	(Symbol)	PROPOSED UTILITY
(Symbol)	(Symbol)	EXISTING FENCE
(Symbol)	(Symbol)	PROPOSED FENCE



11-5108C
 11-H-03, JK

MATCHLINE: SEE SHEET 5 OF 12



PHASE II-CONSTRUCTION

MATCHLINE: SEE SHEET 5 OF 12

GENERAL NOTES

4.5 PARKING SPACES PROVIDED FOR EACH 1,000 SQUARE FEET OF GROSS FLOOR AREA (1,000 SF) (MINIMUM 8 - 27'-8")

PARKING REQUIREMENTS

SHIPPING CENTER USE - 4.5 PARKING SPACES PROVIDED FOR EACH 1,000 SQUARE FEET OF GROSS FLOOR AREA (1,000 SF) (MINIMUM 8 - 27'-8")

RETAIL D & E (LOT 13) SALES FLOOR AREA = 136,309 SF
GROSS FLOOR AREA = 136,309 SF
PARKING PROVIDED = 127 SPACES

LOT 13 (0.8-ACRES) = 220 SF
GROSS FLOOR AREA = 220 SF
PARKING PROVIDED = 127 SPACES

LOT 14 (0.8-ACRES) = 7,400 SF
GROSS FLOOR AREA = 7,400 SF
PARKING PROVIDED = 56 SPACES

LOT 15 (0.8-ACRES) = 7,400 SF
GROSS FLOOR AREA = 7,400 SF
PARKING PROVIDED = 56 SPACES

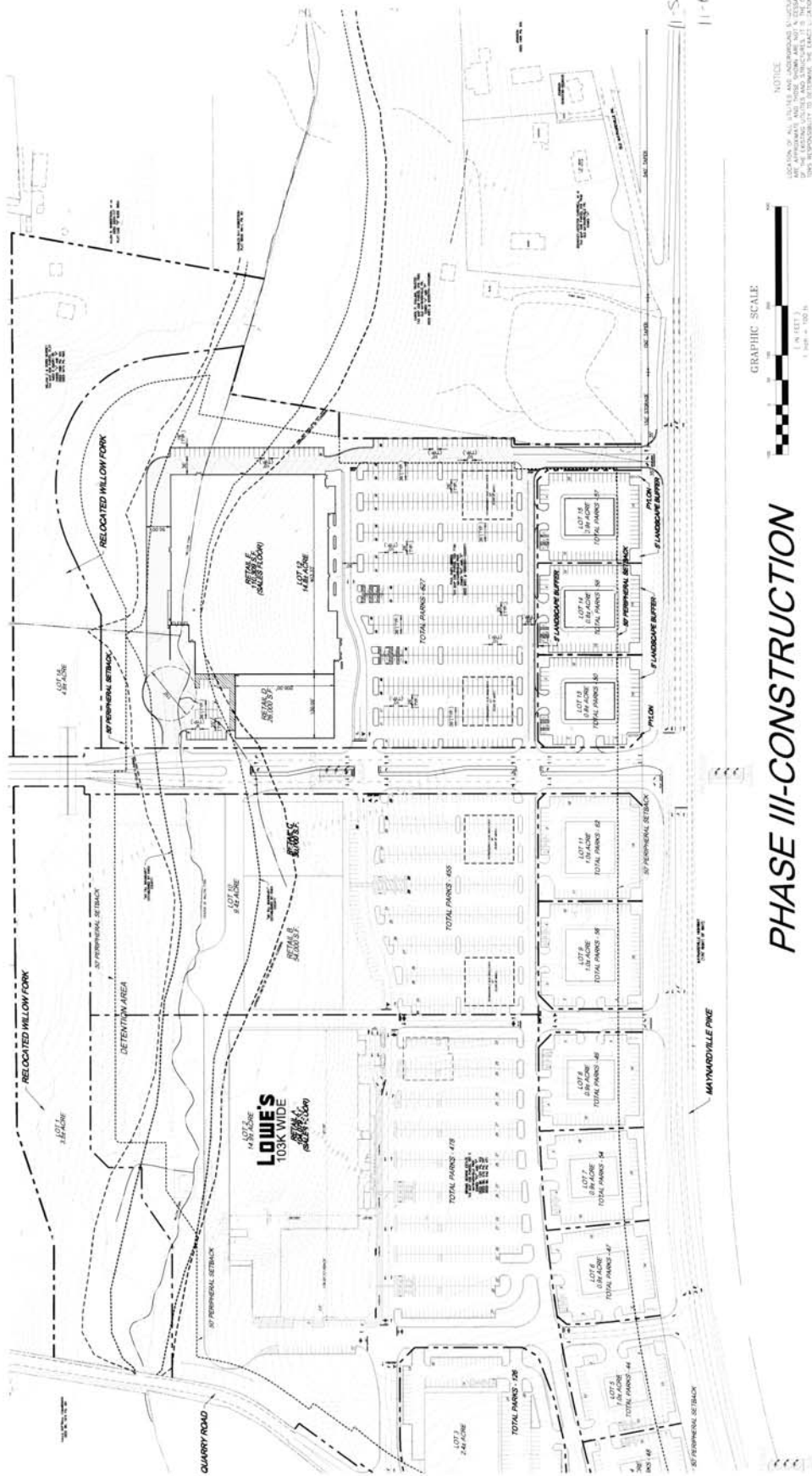
LOT 16 (0.8-ACRES) = 7,200 SF
GROSS FLOOR AREA = 7,200 SF
PARKING PROVIDED = 57 SPACES

LOT 17 (0.8-ACRES) = 7,200 SF
GROSS FLOOR AREA = 7,200 SF
PARKING PROVIDED = 57 SPACES

LOT 18 (0.8-ACRES) = 7,200 SF
GROSS FLOOR AREA = 7,200 SF
PARKING PROVIDED = 57 SPACES

LOT 19 (0.8-ACRES) = 7,200 SF
GROSS FLOOR AREA = 7,200 SF
PARKING PROVIDED = 57 SPACES

EXISTING	NEW	DESCRIPTION
---	---	PROPERTY LINES
---	---	ROAD
---	---	PARKING
---	---	PERIPHERAL SETBACK
---	---	DETENTION AREA
---	---	PERIPHERAL SETBACK
---	---	TRUCK ACCESS



PHASE III-CONSTRUCTION

11-53108 C
11-11-08-02

NOTICE
OWNER OF ALL UTILITIES AND STRUCTURES SHOWN
HEREON APPROVES AND WISELY CONSIDERS THE ACCURACY AND
SCOPE RESPONSIBILITY TO BE WITHIN THE LIMITS OF THE
RECORDS OF ALL UTILITIES AND STRUCTURES.

TH&P
THE TUCKER GROUP
INCORPORATED
1217 2ND ST. N.W.
KNOXVILLE, TN 37912
423-253-1111
http://www.thandt.com

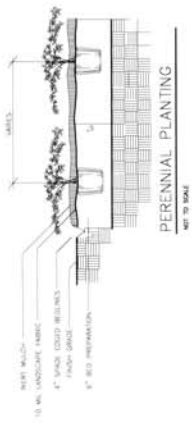
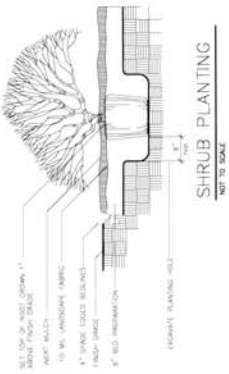
PLANNING & DESIGN
10-3-08
WILLOW FORK
SUBDIVISION

USE PERMITTED
ON REVIEW PLAN
FOR
WILLOW FORK
SUBDIVISION

PROJECT NO.	0640900C
DATE	08/11/08
SCALE	AS SHOWN
PROJECT NO.	0640900C
DATE	08/11/08

GENERAL NOTES:

1. ALL PLANTING SHALL BE THE HIGHEST QUALITY AS PER SPECIFICATIONS AND STANDARDS FOR NURSERY STOCK, AND SHALL BE INSTALLED ACCORDING TO THE HIGHEST NURSERY STANDARDS.
2. ALL PLANTED AREAS SHALL BE WITHIN A 5' PLANTING ZONE. ALL PLANTING SHALL BE INSTALLED ACCORDING TO THE HIGHEST NURSERY STANDARDS. ALL PLANTING SHALL BE INSTALLED ACCORDING TO THE HIGHEST NURSERY STANDARDS. ALL PLANTING SHALL BE INSTALLED ACCORDING TO THE HIGHEST NURSERY STANDARDS.
3. PLANTING SHALL BE FROM AN APPROVED SOURCE AND FREE FROM DISEASE, INJURY, AND DEFECTS. ALL PLANTING SHALL BE INSTALLED ACCORDING TO THE HIGHEST NURSERY STANDARDS.
4. SOIL AND SITES TO BE VARIETY APPROVED BY OWNER. ALL PLANTED AREAS SHALL BE WITHIN A 5' PLANTING ZONE. ALL PLANTING SHALL BE INSTALLED ACCORDING TO THE HIGHEST NURSERY STANDARDS.



GENERAL NOTES

NO.	DESCRIPTION	DATE
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TH&P
THEYRE & HARRIS, INC.
ENGINEERS & ARCHITECTS
1701 MERCHANTS DR
KNOXVILLE, TN 37912
423.249.1100
www.theyreandharris.com

WILLOW FORK SUBDIVISION
Graham Corporation
1701 Merchants Dr
Knoxville, TN 37912
Knox County, Tennessee

USE PERMITTED ON REVIEW PLAN FOR WILLOW FORK SUBDIVISION

PROJECT NO.	06-409000C
DATE	11-13-08
SCALE	AS SHOWN
PROJECT	WILLOW FORK SUBDIVISION