

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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

File Number: 1-SA-10-C
Application Filed: 11/17/2009
Applicant: WILL ROBINSON

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: East end of E. Walker Springs Rd., north side of Interstate 40/75
Other Parcel Info.:
Tax ID Number: 120 H C 061 **Jurisdiction:** City
Size of Tract: 14.7 acres
Accessibility: Access is via E. Walker Springs Ln., a local street with a pavement width of 25' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned RP-1, R-1E and R-1 residential. Development in the area consists of a church and multi-family housing to the west, Interstate 40/75 to the south, a church to the east and single family dwellings to the north.
Proposed Use: Commercial subdivision (office park) **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: St. Andrews Commercial
No. of Lots Proposed: 6 No. of Lots Approved: 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 6 conditions
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Dept. of Engineering
2. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Dept. of Engineering.
3. Identify the proposed road to be an extension of E. Walker Springs Ln.
4. Redesign the proposed cul de sac at the end to meet the existing requirements as contained in the Subdivision Regulations
5. Connection to sanitary sewer and meeting any other requirement of the Knox County Health Dept.
6. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to staff.

Comments: The applicant is proposing to divide this 14.78 acre site into 6 lots. The use and intensity of development will be controlled by the O-1 (Office, Medical and Related Service) District zoning regulations. City Council approved the rezoning of this site to O-1 in March, 2005.

After the site is graded to create the building pads, a portion of the site that is now draining toward Saint Andrews Subdivision will be directed to the west. Staff has been told that a drainage problem currently exists in Saint Andrews. Development of this site as proposed should alleviate some of that problem. Since this site drains into the Ten Mile Creek drainage basin, storm drainage from this site will have to be contained in a retention pond which means, in most cases, that it will not leave the site. The applicant has already received a permit from the Tenn. Dept. of Environment and Conservation for an injection well to be located on this site.

The site has a number of easements crossing the site. The applicant will have to obtain the permission of the easement holders before any grading or development of this site can occur.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed office park subdivision is consistent in use and density with the recent zoning and development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed office park subdivision meets the standards for development within the O-1 (Office, Medical and Related Services) District and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan permits O (Office) development to occur on this site. Development of this site as proposed conforms to the One Year Plan.

Action: Approved

Meeting Date: 1/14/2010

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 6 conditions

Date of Approval: 1/14/2010

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: