

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

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File Number: 1-SA-11-C **Related File Number:**
Application Filed: 11/29/2010 **Date of Revision:**
Applicant: LONGMIRE PROPERTIES, LLC

PROPERTY INFORMATION

General Location: West side of Tazewell Pk., north of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 21 003.02 & 003.03 **Jurisdiction:** County
Size of Tract: 12.77 acres
Accessibility: Access is via Tazewell Pk., a minor arterial street with a pavement width of 22' within a 40' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned CA commercial, RA and PR residential and A agricultural. Development in the area consists of retail uses in the vicinity of the intersection of Tazewell Pk. and E. Emory Rd. Gibbs Elementary and High Schools are located immediately north of this site.
Proposed Use: Commercial **Density:**
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

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

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
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: Longmire Subdivision

No. of Lots Proposed: 7 No. of Lots Approved: 0

Variances Requested: 1. Corner property line and pavement radius from 75' to 25' at the intersection of the proposed road and Tazewell Pk.

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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Department.
 2. Provision of a street names which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 3. Prior to final plat approval road improvements to Tazewell Pk. shown on the Concept plan must be constructed or a bond posted with TDOT/Knox County to guarantee their completion
 4. Construction of a sidewalk along the entire Tazewell Pk. frontage and along one side of the internal street. The sidewalks are to be a minimum of 5' wide with a 2' wide planting strip (a 7' wide sidewalk may be substituted). All sidewalk construction must be ADA compliant
 5. Provision of a 30' wide greenway easement along the tributary to Beaver Creek that crosses this site. The applicant is to work with the Knox County Greenways Coordinator to determine the exact location of the easement. The easement is to be reflected on the final plat
 6. Place a note on the final plat that all lots will have access only to the internal street system.
 7. Obtaining a TDOT entrance permit
 8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm drainage system and any other commonly held assets.
 9. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
 10. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The applicant is proposing to develop a seven lot commercial subdivision. 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 recommendations contained in the traffic study state that a north bound left turn lane is needed at the entrance to this project. The Tenn. Dept. of Transportation (TDOT) is currently constructing improvements at the intersection of Tazewell Pk. and E. Emory Rd. The improvements needed as part of this subdivision will dove tail with the TDOT improvements. The contractor that is doing the work for TDOT has met with the applicant and is to provide a cost estimate to complete the improvements that are needed for this subdivision. It is staff's hope that all of the improvements can be rolled into one project. Should this not be possible, staff will recommend that all of the needed improvements be in place, or an appropriate bond be posted to guarantee their completion, prior to approval of a final plat.

This subdivision adjoins the site where the existing Gibbs Elementary School is located and the new Gibbs Middle School is to be constructed. Staff will recommend that a sidewalk along the Tazewell Pk. frontage be included as part of this project. Additionally, staff is recommending that an internal sidewalk be included. In addition to the sidewalks, the applicant has stated that granting an easement for a greenway along the tributary to Beaver Creek that crosses this site would be considered. The Knox County Greenways Coordinator and the applicant will need to determine the exact location of the proposed easement. The location of the greenway easement will need to be reflected on the final plat.

Action: Approved

Meeting Date: 10/8/2015

Details of Action:

Summary of Action: APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.
APPROVE the Concept Plan subject to 10 conditions:

Date of Approval: 10/8/2015 **Date of Denial:** **Postponements:** 1/13/11-2/10/11, 9/10/15

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:**