# **CASE SUMMARY**

APPLICATION TYPE: SUBDIVISION

#### CONCEPT PLAN

File Number: 1-SD-05-C Related File Number:

**Application Filed:** 12/13/2004 **Date of Revision:** 

Applicant: W. SCOTT WILLIAMS & ASSOCIATES

Owner: FOREST BROOK DEVELOPMENT, LLC



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

#### PROPERTY INFORMATION

General Location: Northeast side of Dutchtown Rd. at Cogdill Rd., just north of Yellow Pine Ln.

Other Parcel Info.:

Tax ID Number: 118 174 Jurisdiction: County

Size of Tract: 10.6 acres

Accessibility: Access is via Dutchtown Rd., a minor collector street with a 22' pavement width within a 50' right-of-way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land

Surrounding Land Use: North: Vacant land / BP (Business and Technology) with TO (Technology Overlay)

South: Mixed commercial / PC (Planned Commercial) & CB (Business and Manufacturing) with TO

(Technology Overlay)

East: Vacant land and mixed commercial / C-3 (General Commercial) with TO-1 (Technology Overlay)

West: Vacant land / PC (Planned Commercial) with TO (Technology Overlay)

Proposed Use: Commercial subdivision Density: NA

Sector Plan: Northwest 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: CB (Business and Manufacturing) with TO (Technology Overlay)

Former Zoning:

Requested Zoning:

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

### PLAN INFORMATION (where applicable)

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**Current Plan Category:** 

**Requested Plan Category:** 

#### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Dutchtown Business Park

Surveyor: Williams

No. of Lots Proposed: 16 No. of Lots Approved: 16

Variances Requested: 1. Vertical curve variance at station 1+00.97, from 125' to 75'.

2. Intersection spacing variance between the subdivision street and the intersection of Dutchtown Rd.

and Cogdill Rd., from 300' to 279'.

S/D Name Change:

### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

### MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1 & 2 because the topography and site location restricts compliance with the

Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County

Health Department.

2. Provision of street names which are consistent with the Uniform Street Naming and Addressing

System within Knox County (County Ord. 91-1-102).

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Norks.

4. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in

both directions along Dutchtown Rd.

5. Place 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.

7. 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 subdivide this 10.6 acre tract into 16 lots for development under the CB

(Business and Manufacturing) Zoning District. Since the development is within the TO (Technology Overlay) District, development plans for the individual lots will be subject to review by the Tennessee

Technology Corridor Development Authority.

Development of this subdivision will require improvements to the drainage in front of the property along Dutchtown Rd. This will be addressed during the Design Plan stage of the subdivision. To achieve the sight distance requirements at the proposed entrance, brush removal will be required along Dutchtown Rd. The applicant's surveyor will be required to certify the required sight distance in both directions

along Dutchtown Rd. at Final Plat approval.

MPC Action: Approved MPC Meeting Date: 1/13/2005

**Details of MPC action:** 

Summary of MPC action: APPROVE variances 1 & 2 because the topography and site location restricts compliance with the

Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions:

Date of MPC Approval: Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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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:

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