

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 Works.
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:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: