

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-SH-07-C **Related File Number:**
Application Filed: 12/4/2006 **Date of Revision:**
Applicant: SOUTH GROVE, LP.

PROPERTY INFORMATION

General Location: Southeast side of Mountain Grove Dr., southeast of Chapman Hwy.
Other Parcel Info.:
Tax ID Number: 137 223.01, 229, & 232 **Jurisdiction:** County
Size of Tract: 4.52 acres
Accessibility: Access to the site is via W. Governor John Sevier Hwy. and Chapman Hwy. Both of these streets are major arterials, and improvements have been identified for both roadways as part of this project. A third access is via Marine Rd. For safety reasons, the Knox County Dept. of Engineering and Public Works may request the current intersection of Marine Rd. and Chapman Hwy. be closed after this alternate connection is made

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial subdivision
Surrounding Land Use: Property in the area is zoned CA and C-3 commercial and A agricultural. Development in the area consists of a developing shopping center and other highway oriented commercial uses. Residences are located along Marine Rd.
Proposed Use: Commercial subdivision **Density:**
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Urban 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) , C-3 (General Commercial) & A (Agriculture)
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: South Grove
No. of Lots Proposed: 0 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 City of Knoxville Engineering Dept. and the Knox County Dept. Of Engineering and Public Works
2. Providing a pavement cross-section equal to a collector street standard or as required by the City of Knoxville Engineering Dept.
3. Certification on the final plat by the applicant's engineer that there is 250' of sight distance in both directions from the proposed driveways connecting to the new Marine Road connector.
4. Call out the centerline spacing between Chapman Hwy. and the Marine Rd. connector
5. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville and Knox County
6. 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 concept plan for South Grove commercial subdivision was approved in 2005. At that time a connection to Marine Road was proposed in a different location. The applicant is now proposing to change the location of the access to Marine Rd. from this project. In addition to providing an additional access to the shopping center, the connection to Marine Rd. will partially alleviate a major safety problem in the area. The intersection of Marine Rd. at Chapman Hwy. has been the scene of multiple accidents that have resulted serious injuries and deaths. After this connector is completed, the County Engineering Dept. will propose to close the access from Marine Rd. on to Chapman Hwy.

MPC Action: Approved MPC Meeting Date: 10/11/2007

Details of MPC action:

Summary of MPC action: APPROVE the concept plan subject to 6 conditions

Date of MPC Approval: 10/11/2007 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: