CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 1-SI-04-C Related File Number:

Application Filed: 12/8/2003 **Date of Revision:**

Applicant: S & E PROPERTIES

Owner: S & E PROPERTIES



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: West side of Schaeffer Rd., east side of Pellissippi Pkwy.

Other Parcel Info.:

Tax ID Number: 118 003 OTHER: 104 113.01 Jurisdiction: County

Size of Tract: 6.4 acres

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

GENERAL LAND USE INFORMATION

Existing Land Use: One single family dwelling and vacant land

Surrounding Land Use: Property in the area is zone CA, CB and PC commercial and TO Technology Overlay. Development

consists of office/ warehousing, convenience retail & fast food and a office park.

Proposed Use: Commercial subdivision Density:

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) & TO (Technology Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 12:23 PM Page 1 of 3

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: S & E Properties on Schaeffer Road

Surveyor: Barge, Waggoner, Sumner & Cannon

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

Variances Requested:

1. Property line transition radius from 75' to 50' at the intersection of the future road and Schaeffer Rd.

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.

APPROVE the concept plan subject to 12 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

2. Meeting all requirements of the Knox County Dept. of Engineering and Public Works.

3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.

4. Provision of a street and subdivision name that is consistent with the Uniform Street Naming and Addressing System within Knox County, 91-1-102.

5. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.

6. Correcting the proposed road cross section to meet the requirements of the Knox County Dept. of Engineering for a commercial/industrial road.

7. Correcting the proposed grade at the intersection of Schaeffer Rd. and the proposed future road to meet the requirements of the Subdivision Regulations.

8. Providing right-of-way dedication equal to 30' from the centerline of Schaeffer Rd. along the entire frontage of this site.

9. Provision of 75' transition radii at the cul de sac.

10. Approval of Certificate of Appropriateness from the Tenn. Technology Corridor Development Authority before any building permits are granted for structures in this development.

11. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in each direction on Schaeffer Rd. from all proposed driveways and the proposed public road.

12. 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 MPC staff.

Comments:

This is a 6.4 acres site on the east side of Pellissippi Parkway and the west side of Schaeffer Rd. The applicants are proposing a seven lot commercial subdivision. The site is zoned CB (Business and Manufacturing) zone and TO (Technology Overlay) zone. A Certificate of Appropriateness from the Tenn. Technology Corridor Development Authority is not required until building permits are needed. The Tenn. Dept. of Environment and Conservation (TDEC) has identified a wetland area on this site. They have instructed the applicants on the required precautions that will need to be taken to preserve the wetland area.

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 commercial subdivision is consistent in use and intensity with the recent zoning and development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposed commercial subdivision meets the standards for development within the CB (Business & Manufacturing)) Zone 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

1/31/2007 12:23 PM Page 2 of 3

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 nonresidential traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes commercial development to occur on this site.

Development of this site as proposed conforms to the Sector plan.

MPC Action: Approved MPC Meeting Date: 1/8/2004

Details of MPC action:

Summary of MPC action: APPROVE variance 1 because the site's topography restricts compliance with the Subdivision

Regulations.

APPROVE the concept plan subject to 12 conditions

Date of MPC Approval: 1/8/2004 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:23 PM Page 3 of 3