

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 10-SA-02-C                      **Related File Number:**  
**Application Filed:** 9/9/2002                      **Date of Revision:**  
**Applicant:** KNOXVILLE UTILITIES BOARD  
**Owner:** CITY OF KNOXVILLE

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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

## PROPERTY INFORMATION

**General Location:** South side of Riverside Dr. north end of Birdsong St.  
**Other Parcel Info.:**  
**Tax ID Number:** 95 F D 016                      **Jurisdiction:** City  
**Size of Tract:** 4000 square feet  
**Accessibility:** Access is via Riverside Dr., a major collector street with a 22' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Existing public street and vacant lot  
**Surrounding Land Use:** North: Single-family residences / R-1 (Single Family Residential)  
South: Single-family residence and industry / R-1 (Single Family Residential) & I-2 (Restricted Manufacturing and Warehousing)  
East: Vacant land and quarry operation / R-1 (Single Family Residential)  
West: Single-family residences / R-1 (Single Family Residential)  
**Proposed Use:** Repaved public street and vacant lot                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Single Family Residential)  
**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: Mark Whitaker Water Plant & KUB Substation

Surveyor: Cannon & Cannon

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

Variations Requested: 1. Intersection grade variance on Birdsong St. at Riverside Dr., from 1% to 5.36%.  
2. Grade variance on Birdsong St. from 12% to 15%  
3. Vertical curve variance at station 0+35 on Birdsong St., from 241' to 50'.  
4. Vertical curve variance at station 1+50 on Birdsong St., from 137.5' to 50'.  
5. Intersection radius variance at the southeast corner of the intersection of Birdsong St. and Riverside Dr., from 25' to 0'.

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

APPROVE the Concept Plan subject to 3 conditions:

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knoxville Department of Engineering.  
2. Acceptance by the City of Knoxville of the balance of CLT Parcel 095FD016 as public right-of-way or approval by the Knoxville Board of Zoning Appeals of the substandard lot that would be a result of the right-of-way modification required for this street improvement.  
3. 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.

With the conditions noted, the request meets all requirements for approval of a concept plan.

Comments: The Knoxville Utility Board (KUB) has submitted this request to upgrade the portion of Birdsong St. from the intersection with Riverside Dr., south for a distance of approximately 160'. The proposed changes will improve the grade of the street and the turning radii at the intersection. While the proposed street improvement will improve the existing grade, five variances are still required.

The Knoxville Utility Board has purchased the lot located at the southwest corner of the intersection of Birdsong St. and Riverside Dr. that will be impacted by this proposed improvement. They are working with the City of Knoxville on possible dedication of the balance of the lot as public right-of-way. If dedication of the property as right-of-way is not acceptable, the substandard lot that would be a result of the right-of-way modification for this street improvement would require approval by the Knoxville Board of Zoning Appeals.

This street upgrade is needed to provide access to the manufacturing business that is located at the end of Birdsong St. (and the south side of Mohawk Ave.). Changes that are being implemented on the western end of Mohawk Ave. for the Mark Whitaker Water Plant and KUB substation will restrict access to the manufacturing business to Birdsong St.

MPC Action: Approved

MPC Meeting Date: 10/10/2002

Details of MPC action:

Summary of MPC action: APPROVE variances 1 - 5 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 3 conditions:

Date of MPC Approval: 10/10/2002

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:**