

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 10-SB-06-C                      **Related File Number:**  
**Application Filed:** 8/24/2006              **Date of Revision:**  
**Applicant:** MILLER SURVEYING, INC.  
**Owner:** GARRETT FAMILY PROPERTIES, LLC

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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### PROPERTY INFORMATION

**General Location:** Northwest side of Emory Rd., southwest of Bishop Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 47 79 & 83.01                      **Jurisdiction:** County  
**Size of Tract:** 8.48 acres  
**Accessibility:** Access is via E. Emory Rd., a major arterial street with a five lane section within an 80' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence, vacant land and industrial facility  
**Surrounding Land Use:** North: Residences / PR (Planned Residential) & RA (Low Density Residential)  
South: Mixed businesses / CB (Business and Manufacturing)  
East: Residences / A (Agricultural)  
West: Mixed businesses / CA (General Business) & C-4 (Highway and Arterial Commercial)  
**Proposed Use:** Commercial subdivision                      **Density:**  
**Sector Plan:** North 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:** CA (General Business) & I (Industrial)  
**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:** Emory Center (FKA Emory Place)

**Surveyor:** Miller Land Surveying

**No. of Lots Proposed:** 5                    **No. of Lots Approved:** 5

**Variances Requested:** 1. Reduction of required corner radius at the southwest side of Thunder Ln. at its intersection with E. Emory Road, from 75' to 40'.  
2. Reduction of required right-of-way for E. Emory Rd., from 56' to 45' to centerline.

**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 and 2 because the existing site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions:

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Placing a note on the final plat that direct access to E. Emory Rd. from Lots 1 and 2 shall be through a shared access drive subject to approval from the Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation.
4. Revising the concept plan to provide a 75' transition radius at the cud-de-sac turnaround for both the edge of pavement and the right-of-way.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Obtaining a street connection permit from the Tennessee Department of Transportation.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. 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, this plan meets the requirements for approval of a Concept Plan.

**Comments:** The applicant is proposing a commercial development on an 8.48 acre site located on the northwest side of E. Emory Rd., just east of the entrance to the property that was the former site of Plastiline. This site was recently rezoned to CA (General Business) by Knox County Commission on June 26, 2006 (5-W-06-RZ).

The proposed concept plan shows 5 lots on the 8.48 acre site. Access for the subdivision will include the replacement of the existing driveway on the west side of the property by a new public street meeting industrial street standards. Since the proposed public street includes a portion of the former Plastiline site (approximately 23.9 acres), the final plat for the subdivision will have to include the resubdivision of that tract.

Due to the amount of traffic that would be generated from 5 commercial lots developed under the CA zoning, Staff determined that a traffic impact study would be required for the subdivision. A copy of the executive summary for the study is attached. Recommended improvements include separate left and right turn lanes exiting the development on Thunder Ln. and westbound right turn lanes at the entrances to the development. A street connection permit will be required from the Tennessee Department of Transportation (TDOT) for improvements to E. Emory Rd.

The concept plan submitted by the applicant also includes a shared access drive directly off of E. Emory Rd. for Lots 1 and 2. The final location and design of shared access drive is subject to review and approval by the Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation.

Stormwater detention for the subdivision is proposed at the southeast corner of the former Plastiline

parcel.

**MPC Action:** Approved

**MPC Meeting Date:** 12/14/2006

**Details of MPC action:**

**Summary of MPC action:** APPROVE variances 1 and 2 because the existing site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions:

**Date of MPC Approval:** 12/14/2006

**Date of Denial:**

**Postponements:** 10/12/2006 -  
11/9/2006

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Chancery Court

**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:**