

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 10-SC-00-C Related File Number:
Application Filed: 9/11/2000 Date of Revision:
Applicant: JOE & GEORGE HARB
Owner: J.W. HARB

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
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PROPERTY INFORMATION

General Location: North side of W. Governor John Sevier Hwy., east side of Maryville Pike.
Other Parcel Info.:
Tax ID Number: 147 110 & 112 Jurisdiction: County
Size of Tract: 11.16 acres
Accessibility: Access is via W. Governor John Sevier Hwy and Maryville Pike. Both streets are two lane arterial streets.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: Property in the area is zoned A agricultural, RA and RB residential and CA commercial. Development consists of single family dwellings in the residential and agriculture zones. A convenience market is located on the south side of W. Governor John Sevier Hwy in the CA zoned area.
Proposed Use: Commercial subdivision Density:
Sector Plan: South 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: PC (Planned Commercial)
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: Southwood Commercial Park
Surveyor: W.J. Moore & Associates
No. of Lots Proposed: 12 **No. of Lots Approved:** 0
Variances Requested: 1. Horizontal curve variance from 400' to 363.39' at sta. 3+50 of Circle Oak Dr.
2. Pavement corner radius from 75' to 25' at the intersection of Circle Oak Dr. and Martel Ln.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: dk
Staff Recomm. (Abbr.): DENY the concept plan
Staff Recomm. (Full): This matter has been carried on the MPC agenda since October, 2000 with little or no progress on completing the project during that time. This project was originally approved in 1990. The concept plan has expired and been renewed a number of times. The site has been extensively graded with general disregard for controlling runoff from the site. The staff put the developers on notice last October that we would not recommend approval of this plan until all work on the site is completed and the soil stabilized.
Comments: This project has been ongoing since 1995. At that time a Concept Plan was approved. Subsequently, the applicants had the entire site graded. No efforts have been made to stabilize the soil on this site over the past six years. As a result, erosion has occurred which has impacted the proposed detention basins, off-site drainage structures and adjoining property owners. Knox County Engineering and the MPC staff believe this site should be stabilized and seeded prior to approval of any plans for this site.
MPC Action: Denied **MPC Meeting Date:** 6/14/2001
Details of MPC action:
Summary of MPC action: DENY the concept plan
Date of MPC Approval: **Date of Denial:** 6/14/2001 **Postponements:** 10/12/00 - 5/10/01
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": **If "Other":**
Amendments: **Amendments:**
Date of Legislative Appeal: **Effective Date of Ordinance:**