

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 10-SE-01-C **Related File Number:**
Application Filed: 9/10/2001 **Date of Revision:**
Applicant: ROB BARGER
Owner: ROB BARGER

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 Callahan Dr., west of Keck Rd.
Other Parcel Info.:
Tax ID Number: 67 246 **Jurisdiction:** County
Size of Tract: 5.5 acres
Accessibility: Access is via Callahan Dr., a minor arterial street that has just recently been upgraded in this area as a four lane divided median street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land / A (Agricultural)
South: Single-family residences / A (Agricultural)
East: Single-family residences / A (Agricultural)
West: Single-family residences / A (Agricultural)
The general area includes single-family residences on large lots and a mix of commercial uses.
Proposed Use: Commercial subdivision **Density:**
Sector Plan: North 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: CB (Business and Manufacturing) & A (Agricultural)
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: B & P Industrial Park (Formerly Century Trace)

Surveyor: Robert G. Campbell and Associates

No. of Lots Proposed: 6 No. of Lots Approved: 0

Variations Requested:

1. Corner radius variance at the intersection of the Joint Permanent Easement (JPE) with Callahan Dr. at the southwest corner, from 75' to 0'.
2. Corner radius variance at the intersection of the JPE with Callahan Dr. at the southeast corner, from 75' to 50'.
3. Vertical curve variance at station 19+50, from 62.5' to 50'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB

Staff Recomm. (Abbr.): APPROVE variance 1 because property is owned by others, and variance 2 & 3 because the site is affected by topographic constraints, and the proposed variations will not create a traffic hazard.

APPROVE the Concept Plan subject to 12 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Providing a ADA accessible ramps from the existing sidewalk along Callahan Dr. to the JPE driving surface.
4. Obtaining construction easements for any grading that extends onto adjacent property.
5. Modification to the median crossing on Callahan Dr. to accommodate the turning movements for vehicles exiting the site, if required by Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for alteration of the stream on the property.
8. Certification on the final plat by the applicant's surveyor that there is 450 feet of sight distance in both directions along Callahan Dr.
9. Place a note on the final plat that all lots will have access only to the internal street system.
10. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements and drainage system.
11. Meeting all applicable requirements of the Knox County Zoning Ordinance.
12. 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 applicant is proposing to subdivide this 5.5 acre tract into 6 commercial lots. The property is zoned CB (Business and Manufacturing) for a depth of approximately 1000 feet, with the rear portion of the property zoned A (Agricultural). The subdivision is proposed to be served by a Joint Permanent Easement (JPE) with a 40' right-of-way and a 26' pavement width. All but one of the lots are less than half an acre in size, and with the required grading, they will have small building sites. The applicant has submitted a schematic plan showing possible layout of the buildings and parking. The proposed buildings would be approximately 5000 square feet in size. All buildings must meet the front yard setback requirements from the JPE right-of-way limits.

The grading proposed for the JPE and the building sites may require that the applicant obtain construction easements from adjacent property owners. The proposed construction of the JPE will also require the construction of ADA accessible ramps from the existing sidewalk along Callahan Dr. to

the JPE driving surface. Modification to the median crossing on Callahan Dr. may be required by the Knox County Department of Engineering and Public Works in order to accommodate the turning movements for vehicles exiting the site. These issues will be addressed during the design plan phase of the subdivision.

Recent grading of the site has covered an existing stream at the lower end of the property (near Callahan Dr.), eliminating the natural water flow and resulting in the ponding of water in that area. This work was carried out without a grading permit or any type of erosion or sediment control. The Knox County Department of Engineering and Public Works has issued a verbal stop work order on any site work and has requested that the owner implement erosion or sediment control. The Knox County Department of Engineering and Public Works is continuing to monitor the site. The Tennessee Department of Environment and Conservation has been contacted concerning this grading work and will be visiting the site to determine what type of action may be required.

MPC Action: Approved **MPC Meeting Date:** 10/11/2001

Details of MPC action:

Summary of MPC action: APPROVE variance 1 because property is owned by others, and variance 2 & 3 because the site is affected by topographic constraints, and the proposed variances will not create a traffic hazard. APPROVE the Concept Plan subject to 12 conditions:

Date of MPC Approval: 10/11/2001 **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": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**