

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 10-SE-02-C Related File Number:
Application Filed: 9/9/2002 Date of Revision:
Applicant: SITE, INC.
Owner: INCOMPLETE

PROPERTY INFORMATION

General Location: South side of Lovell Rd., east side of Pellissippi Pkwy.
Other Parcel Info.:
Tax ID Number: 118 12.01, 13, 14 & 70 Jurisdiction: County
Size of Tract: 13.18 acres
Accessibility: Access is via Lovell Rd., a minor arterial street, and Pellissippi Parkway, an expressway.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial business, residence and vacant land
Surrounding Land Use: North: Mixed non-residential uses and single-family residences / CA (General Business) & TO (Technology Overlay)
South: Single-family residences / BP (Business and Technology) & TO (Technology Overlay)
East: Single-family residences / PR (Planned Residential) & TO (Technology Overlay)
West: Pellissippi Parkway / BP (Business and Technology), CA (General Business) & TO (Technology Overlay)
Proposed Use: Convenience store, CA and BP lots and single-family residence 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: BP (Business and Technology), CA (General Business) & 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:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Bread Box, Lovell Rd.
Surveyor: Site, Inc.
No. of Lots Proposed: 4 No. of Lots Approved: 4
Variances Requested: None
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 the Concept Plan subject to 7 conditions:
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Submitting a revised Concept Plan to show the access easement across Lot 1 as an "Exclusive Permanent Access Easement" with the easement including the entire access drive to the right-of-way of Lovell Rd.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Obtaining street connection permits from the Tennessee Department of Transportation for access to the subdivision and for all required street improvements.
5. Certification on the final plat by the applicant's surveyor that the required sight distance exists on Pellissippi Parkway for the shared access drive for Lot 4.
6. Obtaining and showing on the final plat, the access easement across Tax Parcel 118 07004 to Lot 4, providing access to the shared access drive.
7. Placing a note on the final plat that only Lot 4 shall have access to Pellissippi Parkway as restricted by TDOT.

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

Comments: The applicant is proposing to resubdivide this 17.03 acre site into four lots for development under the BP (Business and Technology) and CA (General Business) zoning districts. The property is entirely within the TO (Technology Overlay) District. A BreadBox convenience store is proposed on Lot 1 that fronts on Lovell Rd. Lot 2, which also fronts on Lovell Rd. will be served by a right-in/right-out access shared with the BreadBox site and will have cross access easements to the main entrance on Lovell Rd. Due to the narrowness of Lot 2, and with the application of the Technology Corridor setbacks, the building site on this lot is limited. Lot 3 which is approximately 8 acres will have access to Lovell Rd. by an exclusive permanent access easement across Lot 1. The access easement across Lot 1 needs to be revised on the Concept Plan to include the access drive to the right-of-way and change the label from a "joint permanent access easement" to an "exclusive permanent access easement". Lot 4 will have access to an existing shared access drive onto Pellissippi Parkway. The applicant has identified this lot for the location of a single-family residence. Single-family residences require Use-on-Review approval in the BP (Business and Technology) District. Lot 4 is the only lot proposed to have access to Pellissippi Parkway.

This proposed subdivision is located on a stretch of Lovell Rd. that is proposed for widening by the Tennessee Department of Transportation (TDOT) beginning in late 2003. This project also includes the realignment of Schaeffer Rd. towards the northeast. The applicant's plans for development of the BreadBox site includes the access drive being lined up with Schaeffer Rd. at its present location. The traffic impact study that was submitted with this Concept Plan application (a copy of the study's conclusions and recommendations is attached) is recommending that a temporary traffic signal be installed (at the developer's expense) at the proposed entrance to the BreadBox site which aligns with Schaeffer Rd. This proposed signal would be relocated when Schaeffer Rd. is realigned along with the entrance to the BreadBox site. The proposed access plan for this subdivision is still subject to final approval by TDOT and Knox County Department of Engineering and Public Works.

Due to drainage problems in the area, the Knox County Department of Engineering and Public Works will require on-site retention basins for the development of Lot 3 in this subdivision.

MPC Action: Approved **MPC Meeting Date:** 10/10/2002

Details of MPC action:

Summary of MPC action: APPROVE the Concept Plan subject to 7 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:

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: