

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Bob Kirby Road & Hoyle Beals Dr. Relocation
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 0 **No. of Lots Approved:** 0
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 6 conditions:

Staff Recomm. (Full):

1. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Department of Engineering and Public Works.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
4. Obtaining a street connection permit from the Tennessee Department of Transportation.
5. 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.
6. Submission of a new or updated traffic impact study as required for any Use-on-Review application for development within the PC (Planned Commercial) & PR (Planned Residential) property.

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

Comments: The applicant is requesting Concept Plan approval for the proposed realignment of Bob Kirby Rd., a collector street, and Hoyle Beals Dr., a local street, with Middlebrook Pike, a minor arterial street. The property that is needed for the realignment of the rights-of-way is all owned by Schaad Properties, the applicant's client.

A traffic impact study has been submitted for this project that took into consideration the development of a shopping center on the PC (Planned Commercial) property located on the northeast side of Middlebrook Pike. This traffic study has been reviewed as it applies to the proposed realignment of Bob Kirby Rd. and Hoyle Beals Dr. and not for any approval of proposed commercial development. Any proposed development of the PC (Planned Commercial) & PR (Planned Residential) property that adjoins these streets is subject to Use-on-Review consideration by the Planning Commission. A traffic impact study would have to be submitted for consideration with those applications.

Since the contract has already been let by the Tennessee Department of Transportation (TDOT) for this section of the road improvements to Middlebrook Pike, the proposed intersection realignment needs to be coordinated with TDOT. This project is subject to review and approval by TDOT prior to any construction. The detailed Design Plan must be reviewed and approved by the Knox County Department of Engineering and Public Works prior to any construction or submission of a final plat for the change in the right-of-way. Final approvals by TDOT and Knox County Department of Engineering and Public Works may result in some minor changes to the proposed Concept Plan.

The final plat for the realignment will also require approval from Knox County Commission for the closure of the existing right-of-way outside of the new alignment. The small triangular piece of property that is owned by Schaad Properties between the existing and proposed right-of-way for Bob Kirby Rd. will have to be dedicated to Knox County to avoid the creation of a nonconforming land remnant.

The proposed realignment of Hoyle Beals Dr. will require the review and approval by the Tennessee Department of Environment and Conservation for the impacts to the blue-line stream and any wetland areas.

MPC Action: Approved

MPC Meeting Date: 10/10/2002

Details of MPC action:

Summary of MPC action: APPROVE the Concept Plan subject to 6 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: