CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SB-02-C Related File Number:

Application Filed: 10/15/2002 **Date of Revision:**

Applicant: MOUNTAIN VIEW PARTNERSHIP

Owner: MOUNTAIN VIEW PARTNERSHIP

METROPOLITAN
PLANNING
COMMISSION
IENNESSEE
Suite 403 • City County Building
4 0 0 Main Street
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0

F A X • 2 1 5 • 2 0 6 8

www•knoxmpc•org

KNOXVILLE·KNOX COUNTY

PROPERTY INFORMATION

General Location: Dead-end of East Weisgarber Rd, northwest side of Weisbrook Ln.

Other Parcel Info.:

Tax ID Number: 106 D A 006.10 Jurisdiction: City

Size of Tract: 6.33 acres

Accessibility: Access is via East Weisgarber Rd., a local street with a pavement width of 32' within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: Property in the area is zoned C-6 commercial and I-3 industrial. Development in the area consists of

warehousing, distribution and light industrial uses.

Proposed Use: Commercial/light industrial Density:

Sector Plan: Northwest City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 11:55 AM Page 1 of 2

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: An Acker Place Development

Surveyor: LeMay & Associates

No. of Lots Proposed: 4 No. of Lots Approved: 0

Variances Requested: Reduce corner radius from 25' to 0'

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE variance #1 because provision of the required radius is not possible due to the land

ownership pattern.

APPROVE the concept plan subject to 6 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

2. Meeting all applicable requirements of the Knoxville City Engineer.

3. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health

4. Provision of a street name that is consistent with the Uniform Street Naming and Addressing system

within Knoxville O-280-90.

5. Meeting all requirements and obtaining all required permits from the Tenn. Dept. of Environment and

Conservation.

6. Providing a cul de sac with a right-of-way diameter of 120' and a pavement radius of 50' at the end of

the proposed joint permanent easement.

Comments: The applicants are proposing to divide this 6.33 acre site into 4 lots. The access to 3 of the lots will be

via a joint permanent easement. The easement will be built to the City of Knoxville standards for a commercial/industrial street. A large bulb will be required at the end of the cul de sac to provide the

space required to maneuver a fire engine.

A large pond is located on one of the lots. Drainage controls will be required to insure the water quality

of the pond is maintained. A permit from the Tenn. Dept. of Environment and Conservation will be

required before any grading takes place on this site.

MPC Action: Approved MPC Meeting Date: 11/14/2002

Details of MPC action:

Summary of MPC action: APPROVE variance #1 because provision of the required radius is not possible due to the land

ownership pattern.

APPROVE the concept plan subject to 6 conditions

Date of MPC Approval: 11/14/2002 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 11:55 AM Page 2 of 2