

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SC-04-C **Related File Number:**
Application Filed: 10/11/2004 **Date of Revision:**
Applicant: RONALD NUTT & KELLY MILAM
Owner: INCOMPLETE

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
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: East end of Corridor Park Bv., at Data Ln.
Other Parcel Info.:
Tax ID Number: 118 PT. 173 **Jurisdiction:** County
Size of Tract: 12.15 acres
Accessibility: Access is via Corridor Park Bv., a local street with a pavement width of 32' within a 7- right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area has bases zones of BP commercial / industrial, PC and CB commercial. All property in the area of this site is subject to the requirements of the TO (Technology Overlay) zone. Development in the area consists of numerous businesses that have manufacturing, distribution or offices as their primary use.
Proposed Use: Technology park / office uses **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) & 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: Corridor Park Lots 14, 16, & 18
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 3 **No. of Lots Approved:** 0
Variances Requested: 1. To end a public street without a cul de sac.
2. Horizontal curve radius from 400' to 90' Corridor Park Bv.
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 variances 1 & 2 because these variances were previously approved and the site is already developed with roads and utilities. The approval of the variances will not create a traffic hazard.

Staff Recomm. (Full): APPROVE the Concept Plan subject to 6 conditions:
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Conducting compaction testing in all existing and proposed fill areas associated with the development of lot 16 per the requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. 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.

Comments: The original plan for the Corridor Park Subdivision was approved in the early 1980's. The site has been developed according to the previously approved Concept Plan. Most of the lots within the subdivision have been sold and have been developed for various uses that are permitted in the BP (Business & Technology Park) zone. This plan is coming back before MPC because a section of Corridor Park Bv. has not been dedicated to Knox County. Approval of this plan will allow the submittal of a final plat that will put on record the remaining lots in the development and allow the road to be dedicated to Knox County.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since the roads and utilities are in place to serve this site.
2. The proposed subdivision is consistent in use with the zoning in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed subdivision meets the standards for development within the BP and TO zones and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for the BP and TO zones: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the Northwest County Sector Plan proposal of technology park uses.

MPC Action: Approved

MPC Meeting Date: 11/10/2004

Details of MPC action:

Summary of MPC action: APPROVE variances 1 & 2 because these variances were previously approved and the site is already developed with roads and utilities. The approval of the variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 6 conditions:

Date of MPC Approval: 11/10/2004

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: