

# 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

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**File Number:** 11-SF-04-C                      **Related File Number:**  
**Application Filed:** 10/11/2004              **Date of Revision:**  
**Applicant:** BATES FAMILY PARTNERSHIP  
**Owner:** BATES FAMILY PARTNERSHIP

### PROPERTY INFORMATION

**General Location:** Southeast side of Raccoon Valley Dr., west side of I-75  
**Other Parcel Info.:**  
**Tax ID Number:** 26 97 & 98                      **Jurisdiction:** County  
**Size of Tract:** 19 acres  
**Accessibility:** Access is via E. Raccoon Valley Dr., a major arterial street with a 36' wide three lane pavement section within a required 88' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Motel / CA (General Business)  
South: Trucking company / I (Industrial)  
East: I-75 / A (Agricultural)  
West: Recreational vehicle campground / CH (Highway Commercial)  
**Proposed Use:** Commercial subdivision                      **Density:**  
**Sector Plan:** North 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:** CA (General Business) & CA (General Business) Pending  
**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:** Raccoon Valley Commercial Park

**Surveyor:** Robert G. Campbell and Associates

**No. of Lots Proposed:** 11                      **No. of Lots Approved:** 11

**Variances Requested:** 1. Intersection spacing variance on E. Raccoon Valley Dr. between Road A and Fleenor Mill Rd., from 400' to 320'.  
2. Vertical curve variance on Road A at station 10+50, from 80.175' to 75'.

**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 variances 1 & 2 because the site's topography and existing site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions:

**Staff Recomm. (Full):**

1. Approval of the rezoning request for Tax Parcel 026 098 by Knox County Commission (11-E-04-RZ).
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
4. Conducting compaction testing in all existing and proposed fill areas associated with street construction and lot development per the requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Obtaining a street connection permit from the Tennessee Department of Transportation.
7. Place a note on the final plat that all lots, except Lot 1, shall have access only to the internal street system.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. 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, this plan meets the requirements for approval of a Concept Plan.

**Comments:** The applicant is proposing to subdivide this 19 acre tract located on E. Raccoon Valley Dr. into 11 lots for development under the CA (General Business) Zoning District. The site is located on the southwest side of the south bound ramp onto I-75. A 2.34 acre portion of this property (Tax Parcel 026 098) is presently before the Planning Commission for consideration of a rezoning request (11-E-04-RZ) from CH (Highway Commercial) and A (Agricultural) to CA (General Business). The remaining 16.66 acres is already zoned CA (General Business).

The site includes a considerable amount of existing fill material. Compaction testing will be required in all existing and proposed fill areas associated with street construction and lot development and will be subject to approval by the Knox County Department of Engineering and Public Works.

The applicant will be required to obtain street connection permits from the Tennessee Department of Transportation for the proposed subdivision street and the access drive to Lot 1.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

**MPC Action:** Approved

**MPC Meeting Date:** 11/10/2004

**Details of MPC action:**

**Summary of MPC action:** APPROVE variances 1 & 2 because the site's topography and existing site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 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:**