

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Lovell Springs Business Park
Surveyor: Williams
No. of Lots Proposed: 16 **No. of Lots Approved:** 0
Variances Requested:
1. Horizontal curve variance from 250' to 100' at sta. 4+30 of Road A
2. Horizontal curve variance from 250' to 115' at sta. 10+25 of Road A
3. Property line and pavement radius from 75' to 50' at Dalen Ln.
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 - 3 because the site's topography restricts compliance with the Subdivision Regulations, and the variances will not create a traffic hazard
Staff Recomm. (Full): APPROVE the concept plan subject to 8 conditions
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance
3. Prior to final plat approval establish a property owners association for the purpose of assessing fees for the maintenance of the joint permanent easement, drainage facilities and any other commonly held assets.
4. Noting the approved Minimum Floor Elevations (MFE) on each lot as required by the Knox County Dept. of Engineering and Public Works
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
6. Place a note on the final plat that all lots will have access only to the internal street system
7. As part of the design plan approval process, the applicant will have a traffic impact study prepared to look at the intersection of Dalen Ln. and Gilbert Dr. The developer will be responsible for the cost of any improvements that are identified by the traffic impact study
8. 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 applicant is proposing to divide this 27 acre site into 16 lots. The site is currently zone CB (Business & Manufacturing) zone. Access to the development will be via Dalen Ln. With the number of lots being proposed, the staff will require the applicant to produce a traffic impact study as part of the Design Plan phase of this project. The staff will be interested to see if the traffic study identifies the need for a west bound left turn lane in Gilbert Dr.

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

1. The proposed commercial subdivision will have minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed commercial subdivision is consistent in use and density with the zoning of the property.

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

1. The proposed commercial subdivision meets the standards for development within the CB (Business and Manufacturing) zone and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the Northwest County Sector Plan which proposes light industrial uses.

Upon 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 connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action: Approved

MPC Meeting Date: 11/10/2005

Details of MPC action:

Summary of MPC action: APPROVE variances 1 - 3 because the site's topography restricts compliance with the Subdivision Regulations, and the variances will not create a traffic hazard

APPROVE the concept plan subject to 8 conditions

Date of MPC Approval: 11/10/2005

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: