# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SQ-05-C **Application Filed:** 10/10/2005 MARVIN NEAL Applicant: **Owner:** MARVIN & WANDA NEAL

## PROPERTY INFORMATION

General Location: West side of Strawberry Plains Pike, south side of Pine Grove Rd. **Other Parcel Info.:** Tax ID Number: 84 38 AND 38.01 Jurisdiction: City Size of Tract: 21.3 acres Access is via Strawberry Plains Pike, a major arterial street with a 22' pavement width within a 50' right-Accessibility: of-way, and Pine Grove Rd., a local street with a 19' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION **Existing Land Use:** Vacant land Surrounding Land Use: North: Vacant land / A (Agricultural), A-1 (Agricultural) and C-3 (General Commercial) South: Multi-family residential / PR (Planned Residential) & OB (Office, Medical and Related Services) East: Vacant land / C-6 (General Commercial Park) West: Vacant land (subdivision under construction) and residence / PR (Planned Residential) & RB (General Residential) Commercial subdivision Density: NA **Proposed Use:** Sector Plan: East County 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:** Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

Extension of Zone:

**History of Zoning:** 

# PLAN INFORMATION (where applicable)



8 6 5 • 2 1 5 • 2 5 0 0 FAX•215•2068

www•knoxmpc•org

**Related File Number:** Date of Revision:

C-6 (General Commercial Park) & A-1 (Agricultural)

#### **Current Plan Category:**

### **Requested Plan Category:**

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Neal's Commerce Park		
Surveyor:	Benchmark Associates, Inc.		
No. of Lots Proposed:	8	No. of Lots Approved:	8
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 for up to 8 lots subject to 8 conditions				
Staff Recomm. (Full):	<ol> <li>Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.</li> <li>Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).</li> <li>Providing a pavement radius in the cul-de-sac of Road 1 of 40'.</li> <li>Meeting all applicable requirements of the Knoxville Engineering Division.</li> <li>Certification on the final plat by the applicant's surveyor that there is 400 feet of sight distance in both directions along Strawberry Plains Pike.</li> <li>Place a note on the final plat that all lots except Lots 7 and 8 will have access only to the internal street system.</li> <li>Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.</li> <li>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.</li> </ol>				
Comments:	The applicant is proposing to subdivide this 21.3 acre tract into 8 lots for non-residential development. While the front half of the property is zoned C-6 (General Commercial Park), the rear half is zoned A-1 (Agricultural). The applicant will be submitting an application for a rezoning of the rear portion to C-6 for the Planning Commission's January 12, 2006 meeting. The delay in submitting an application is due to the fact that a Knoxville One Year Plan amendment is required for the C-6 zoning. Until the property is rezoned, development on the rear lots is restricted to the few non-residential uses permitted in the A-1 district. A C-6 approval has been granted for a bank in the area designated as Lot 7 on the Concept Plan.				
MPC Action:	Approved		MPC Meeting Date: 11/10/2005		
Details of MPC action:	<ol> <li>Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.</li> <li>Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).</li> <li>Providing a pavement radius in the cul-de-sac of Road 1 of 40'.</li> <li>Meeting all applicable requirements of the Knoxville Engineering Division.</li> <li>Certification on the final plat by the applicant's surveyor that there is 400 feet of sight distance in both directions along Strawberry Plains Pike.</li> <li>Place a note on the final plat that all lots except Lots 7 and 8 will have access only to the internal street system.</li> <li>Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.</li> <li>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.</li> </ol>				
Summary of MPC action:	APPROVE the concept plan for up to 8 lots 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:	Knoxville City Council	
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: