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)



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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):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90). Providing a pavement radius in the cul-de-sac of Road 1 of 40'. Meeting all applicable requirements of the Knoxville Engineering Division. 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. Place a note on the final plat that all lots except Lots 7 and 8 will have access only to the internal street system. 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. 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 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:	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90). Providing a pavement radius in the cul-de-sac of Road 1 of 40'. Meeting all applicable requirements of the Knoxville Engineering Division. 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. Place a note on the final plat that all lots except Lots 7 and 8 will have access only to the internal street system. 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. 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. 				
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: