CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 12-SA-11-C Related File Number:

Application Filed: 10/24/2011 Date of Revision:

Applicant: BRANCH BANKING AND TRUST



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PROPERTY INFORMATION

General Location: North side of Dutch Valley Dr., east side of Bruhin Rd.

Other Parcel Info.:

Tax ID Number: 69 J A 011, 012, 013 & 015 **Jurisdiction:** City

Size of Tract: 4.86 acres

Access ibility: Access is via Dutch Valley Dr., a minor arterial street with a 22' pavement width within a 50' right-of-

way and Bruhin Rd. a minor arterial street with a 21' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial businesses

Surrounding Land Use: North: Public park / OS-2 (Park and Open Space)

South: Vacant land and residence / C-1 (Neighborhood Commercial), O-1 (Office, Medical, and

Related Services) & A-1 (General Agricultural) East: Residences / R-2 (General Residential)

West: Mixed businesses and residences / R-1 (Low Density Residential), C-1 (Neighborhood

Commercial) & C-4 (Highway and Arterial Commercial)

Proposed Use: Commercial Density:

Sector Plan: North City 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: C-3 (General Commercial) & C-6 (General Commercial Park)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

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PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Chester Cochran Property

No. of Lots Proposed: 6 No. of Lots Approved: 6

Variances Requested: 1. Reduction of required right-of-way on Bruhin Road, from 44' to roadway centerline to 30'.

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 variance 1 because existing site conditions restrict compliance with the Subdivision

Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County

Health Department.

2. Including wording on the final plat, subject to approval by the Knoxville Department of Engineering,

regarding the application of stormwater requirements for Lots 4 and 6.

3. Meeting all applicable requirements of the Knoxville Department of Engineering.

4. Prior to final plat approval, providing documentation that the lot line between Lots 4 and 5 does not create a nonconforming setback for the existing buildings on those lots under the applicable C-3 and C-

Szoning.

5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the C-3

and C-6 zoning districts.

Comments: The applicant is proposing to resubdivide four tax parcels into six lots for this existing 4.85 acre

development located at the northeast corner of the intersection of Dutch Valley Drive and Bruhin Road. The proposed subdivision will create separate lots for the existing buildings on site. The larger sixth lot is a vacant lot which will be developed under C-6 zoning, subject to Planning Commission

Staff review and approval.

In laying out the internal lot lines for the subdivision, all existing buildings must comply with the setback

standards for the applicable zoning district. With the proposed layout, the only lot line that is in question is the lot line between Lots 4 and 5. Since the zoning line between the C-3 and C-6 districts cuts across the existing building on proposed Lot 4, the Building Official will have to determine what setback requirement will apply. The applicant must provide documentation prior to final plat approval

that the lot line between Lots 4 and 5 does not create a nonconforming setback for the existing

buildings on those lots.

Action: Approved Meeting Date: 12/8/2011

Details of Action:

Summary of Action: APPROVE variance 1 because existing site conditions restrict compliance with the Subdivision

Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 conditions:

Date of Approval: 12/8/2011 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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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:

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