

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: 12-SB-16-C
Application Filed: 10/24/2016
Applicant: LKM PROPERTIES

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southwest side of Clinton Hwy., southeast side of W. Emory Rd

Other Parcel Info.:

Tax ID Number: 67 00901-00903 **Jurisdiction:** County

Size of Tract: 20.45 acres

Accessibility: Access is via Clinton Hwy. and W. Emory Rd. which are both classified as major arterial streets. Clinton Hwy. is a four lane median divided road. W. Emory Rd. is a two lane facility with a pavement width of 20' within a 50' wide right-of-way. Access to both of these roadways is controlled by the Tenn. Dept. of Transportation(TDOT).

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: The site is located in the Powell community on the west side of Clinton Hwy. Development in the area consists of mixed commercial uses and detached dwellings. Beaver Creek forms the southern boundary of this site. The FEMA flood area for the creek will impact how this site can be developed.

Proposed Use: Commercial subdivision **Density:**

Sector Plan: Northwest 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) SC (Shopping Center) & F (Floodway)

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: LKM Properties - Clinton Highway

No. of Lots Proposed: 2 No. of Lots Approved: 0

Variances Requested: 1. Reduction of intersection spacing between Holgate Ln. and proposed private driveway from 400' to 170'
2. Reduction of corner radius from 75' to 25' at the intersection of the private driveway with W. Emory Rd.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): WITHDRAW as requested by the applicant's engineer. This matter will be heard as a use on review at the January 12, 2017 meeting

Staff Recomm. (Full):

Comments: The applicant received approval of a plan for this site in 2015 (8-D-15-UR). The same applicant is now proposing to relocate the proposed driveway that connects with W. Emory Rd. The driveway will be shifted approximately 225' to the west from the previously approved location. The new location will align with the western most driveway to the shopping that is located on the north side of W. Emory Rd.

The plan as presented with a driveway and 2 lots does not require Cocncept Plan consideration. The applicant has requested this matter be withdrawn and that it be heard as a use on review at the January 12, 2017 meeting (1-K-17-UR).

Action: Denied (Withdrawn)

Meeting Date: 12/8/2016

Details of Action:

Summary of Action:

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 12/8/2016

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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: