

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 12-SC-04-C **Related File Number:**
Application Filed: 11/8/2004 **Date of Revision:**
Applicant: INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KNOXVILLE
Owner: THE DEVELOPMENT CORP. OF KNOX COUNTY

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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400 Main Street
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PROPERTY INFORMATION

General Location: Northeast side of I-275, east end of Tennessee Ave.
Other Parcel Info.:
Tax ID Number: 81 G F 1.01 **Jurisdiction:** City
Size of Tract: 43.95 acres
Accessibility: Access is via Tennessee Ave., a local street with a 50' right-of-way that ends at this property.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Railroad shops / I-4 (Heavy Industrial)
South: I-275 / I-2 (Restricted Manufacturing and Warehousing) & F-1 (Floodway)
East: Railroad, industrial and commercial development / I-4 (Heavy Industrial)
West: Vacant land and I-275 / I-4 (Heavy Industrial) & F-1 (Floodway)
Proposed Use: Non-residential subdivision **Density:** NA
Sector Plan: Central 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: I-4 (Heavy Industrial)
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: I-275 Business Park
Surveyor: Barge, Waggoner, Sumner & Cannon
No. of Lots Proposed: 5 **No. of Lots Approved:** 5
Variances Requested: 1. Variance to allow a street grade of less than 1% on Tennessee Ave. and Road A.
2. Variance to allow a reduction of the pavement width for the extension of Tennessee Ave. and Road A, from 26' to 24'.
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 variances 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances 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. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Engineering Division.
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
5. 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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

Comments: The applicant is proposing to subdivide this 43.95 acre tract (site of the Coster Shops) located at the eastern end of Tennessee Ave and on the east side of I-275, into 5 lots for development under the I-4 (Heavy Industrial) Zoning District. The lots range in size from 3 acres to 22.6 acres. Access to the site is via an extension of Tennessee Ave into the property.

The applicant is requesting two variances from the street design standards. Due to the level site, the applicant is requesting a reduction of the minimum street grade, from 1% down to 0.5% on Tennessee Ave. and Road A. The request to reduce the pavement width for the extension of Tennessee Ave. and Road A, from 26' to 24' is in order to meet State design standards. An application has been made for funding that requires compliance with the Tennessee Department of Transportation design standards. The applicant has also requested a reduction of the intersection radius requirements from 75' to 50' which has been approved by the Knoxville Engineering Division. The Knoxville Engineering Division also recommends approval of the requested variances.

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

MPC Action: Approved **MPC Meeting Date:** 12/9/2004

Details of MPC action:

Summary of MPC action: APPROVE variances 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 conditions:

Date of MPC Approval: 12/9/2004 **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: