CASE SUMMARY

APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

12-SC-07-C File Number: Related File Number:

Application Filed: 11/5/2007 Date of Revision:

GBS ENGINEERING Applicant:



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Density:

PROPERTY INFORMATION

General Location: Intersection of Beaver Ridge Rd., and Oak Ridge Hwy.

Other Parcel Info.:

Tax ID Number: 91 26.04,27,27.01,& 28 OTHER: 078 - 165.01, 167.01 & 1 **Jurisdiction:** County

Size of Tract:

Access is via Beaver Ridge Rd. a local street and Oak Ridge Hwy. a major arterial street Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and existing right-of-way

Surrounding Land Use: North: Residences and supermarket / PR (Planned Residential), A (Agricultural) & CA (General

Business)

South: Library, park, fire station and church / PC (Planned Commercial), CA (General Business) & A

(Agricultural)

East: Vacant land and residence / CA (General Business) & A (Agricultural)

West: Library and vacant land / PC (Planned Commercial) & CA (General Business)

Proposed Use: New public street alignment

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), A (Agricultural) & PC (Planned Commerical)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

12/19/2007 02:07 PM Page 1 of 3 **Current Plan Category:**

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Realignment of Beaver Ridge Rd.

No. of Lots Proposed: 1 No. of Lots Approved: 1

Variances Requested: No

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 subject to 5 conditions

Staff Recomm. (Full):

1. Meeting al applicable requirements of the Knox County Zoning Ordinance.

2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works

3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Transportation.

4. The details of the timeline and plans for construction of the street improvements and replating of the new right-of-way, lots and right-of-way to be abandoned shall be worked out during the design plan stage of the subdivision process before any construction begins.

5. A final plat application based on this concept plan will not be accepted for review by the MPC until the certification of design plan approval has been submitted to the MPC staff for the applicable portions

of the realignment project.

Comments: The applicant has submitted plans for the proposed realignment of Beaver Ridge Rd. at the intersection

with Oak Ridge Hwy. Participants in this project include The Tennessee Department of Transportation (TDOT), Knox County, Ingles and Landview LLC. All parties are involved and have some responsibility for the work on the north side of Oak Ridge Hwy. The work on the south side of Oak Ridge Hwy. will

involve only TDOT and Knox County.

This realignment project will eliminate the sharp angle that now exists with Beaver Ridge Rd. at its intersection with Oak Ridge Hwy. The streets will now intersect at 90 degrees. Due to the limited area that is available for this 90 degree alignment the lengths of the approaches on each side are shorter than would normally be required. However, this proposed improvement will create a safer approach from both sides. The proposed realignment will also include a traffic signal.

Due to the complexity of the timeline for construction and replating of the new right-of-way, lots and right-of-way to be abandoned, Staff is recommending a condition that these details be worked out

MPC Meeting Date: 12/13/2007

during the design plan stage of the subdivision process before any construction begins.

Details of MPC action:

MPC Action:

Summary of MPC action: APPROVE the concept plan subject to 5 conditions

Approved

Date of MPC Approval: 12/13/2007 Date of Denial: Postponements:

Date of Withdrawal: 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":

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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