CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 12-SD-02-C Related File Number:

Application Filed: 11/12/2002 Date of Revision:

Applicant: KNOXVILLE POST OFFICE CREDIT UNION

Owner: INCOMPLETE



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: North side of Middlebrook Pike, west of Weisgarber Rd.

Other Parcel Info.:

Tax ID Number: 106 D A PART OF 006 Jurisdiction: City

Size of Tract: 0.45 acres

Access ibility: Access is via Middlebrook Pike, a minor arterial street with a required right-of-way of 112'.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: North: Vacant land / O-1 (Office, Medical, and Related Services) & C-6 (General Commercial Park)

South: Knoxville Post Office / C-2 (Civic and Institutional)

East: Detention basin and vacant land / C-6 (General Commercial Park)

West: Knoxville Post Office Credit Union / O-1 (Office, Medical, and Related Services)

Proposed Use: Public street Density:

Sector Plan: Northwest 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: O-1 (Office, Medical, and Related Services) & C-6 (General Commercial Park)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

1/31/2007 12:07 PM Page 1 of 3

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Knoxville Post Office Credit Union - Public Street Right-of-Way

Surveyor: LeMay & Associates

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

Variances Requested: 1. Vertical curve variance at Station 0+12.50, from 50' to 25'.

Vertical curve variance at Station 1+90, from 250' to 150'.
 Vertical curve variance at Station 3+40, from 250' to 150'.

4. Curb transition radius at both sides of the intersection of the proposed street and Middlebrook Pike,

from 75' to 25'

5. Right-of-way transition radius on the east side of the intersection of the proposed street and

Middlebrook Pike, from 75' to 0'

6. Right-of-way transition radius on the west side of the intersection of the proposed street and

Middlebrook Pike, from 75' to 25'

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 - 6 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 4 conditions:

Staff Recomm. (Full):

1. Provision of a street name that is consistent with the Uniform Street Naming and Addressing system

within Knoxville (City Ord. 0-280-90).

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

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

4. 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, the request meets all requirements for approval of a Concept Plan.

Comments: The applicant is requesting Concept Plan approval for the proposed construction and dedication of a

public street having access off of Middlebrook Pike, a minor arterial street. The proposed street will provide access to the Knoxville Post Office Credit Union site (this site also has a right-in / right-out access drive west of the proposed street) which has recently been completed. The street will also provide access to the Acker Place property of approximately 22 acres, which is zoned C-6 (General Commercial Park). The Acker Place property also has frontage on East Weisgarber Rd. The proposed street is located at an existing median cut in Middlebrook Pike. A Highway Entrance Permit has already been obtained from the Tennessee Department of Transportation for this project. There are no new lots

being created by this proposed Concept Plan.

MPC Action: Approved MPC Meeting Date: 12/12/2002

Details of MPC action:

Summary of MPC action: APPROVE variances 1 - 6 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 4 conditions:

Date of MPC Approval: 12/12/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

1/31/2007 12:07 PM Page 2 of 3

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:

1/31/2007 12:07 PM Page 3 of 3