CASE SUMMARY

APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

File Number: 2-SB-10-C Related File Number:

Application Filed: 12/28/2009 Date of Revision:

Applicant: THE GRAHAM CORPORATION



4 0 0 M ain Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: South side of Chapman Hwy., north side of Mountain Grove Ln.

Other Parcel Info.:

Tax ID Number: 137 23503 Jurisdiction: City

Size of Tract: 1.78 acres

Access is via Chapman Hwy., a four lane arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Developing Shopping Center

Surrounding Land Use: Property in the area is zone C-3, C-4 and CA commercial. Development in the area consists generally

of retail uses in a shopping centers.

Proposed Use: Commercial subdivision Density:

Sector Plan: South 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: C-3 (General Commercial)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

2/26/2010 04:33 PM Page 1 of 3

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: South Grove

No. of Lots Proposed: 1 No. of Lots Approved: 0

Variances Requested: None

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the concept plan subject to 4 conditions

Staff Recomm. (Full):

1. Providing a raised island splitter that clearly defines and limits the vehicular movements to right turn in and right turn out only at the new access point. Provide additional striping as required. All work is to

be done with the approval and under the supervision of the City of Knoxville Engineering Dept. and the Tenn. Dept. of Transportation

2. Obtaining right-of-way permits for all other access points (driveways) to lot 4R1 from the city of Knoxville Engineering Dept.

3. Providing access to lot 4R2 (IHOP) via the new access from Chapman Hwy. across lot 4R1

4. Meeting all other applicable requirements of the Knoxville Dept. of Engineering or the Tenn. Dept. of

Transportation

Comments: The applicant has submitted a revised concept plan for a portion of the South Grove Commercial

development. The project is located on the south side of Chapman Hwy. A condition of approval of the previous plan (7-SI-05-C) limited the number of access points to Chapman Hwy. The applicant is now requesting that a revised plan be approved that will permit a right turn in / right turn out at the eastern boundary of lot 4R1. MPC's staff engineer and the traffic engineer for the City of Knoxville have reviewed this request and recommend approval with certain conditions. The conditions are outlined

above in the staff recommendation.

In the process of reviewing this request, the engineers noted that a driveway is shown on the western boundary of lot 4R1. After review it was determined that a "right-of-way" or driveway permit has not been granted by the City of Knoxville for the proposed access to that lot. Both the City Traffic Engineer and MPC's staff engineer agree that a driveway to lot 4R1 should not be permitted anywhere along the western boundary of the lot. They came to this conclusion because there is a high likelihood that queuing problems would arise due to the short distance between Mountain Grove Dr. and Chapman Hwy. that would result in congestion and raise the probability of accidents at that location. The applicant will need to proceed through the City's driveway permitting process in order to use that existing driveway opening. At this time it appears that it would be unlikely that a permit would be

granted for that access point.

Action: Approved Meeting Date: 2/11/2010

Details of Action:1. Providing a raised island splitter that clearly defines and limits the vehicular movements to right turn in and right turn out only at the new access point. Provide additional striping as required. All work is to

in and right turn out only at the new access point. Provide additional striping as required. All work is to be done with the approval and under the supervision of the City of Knoxville Engineering Dept. and the

Tenn. Dept. of Transportation

2. Obtaining right-of-way permits for all other access points (driveways) to lot 4R1 from the city of

Knoxville Engineering Dept.

3. Providing access to lot 4R2 (IHOP) via the new access from Chapman Hwy. across lot 4R1

4. Meeting all other applicable requirements of the Knoxville Dept. of Engineering or the Tenn. Dept. of

Transportation

Summary of Action: APPROVE the concept plan subject to 4 conditions

Date of Approval: 2/11/2010 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:

2/26/2010 04:33 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:

2/26/2010 04:33 PM Page 3 of 3