

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: 2-SC-10-C **Related File Number:**
Application Filed: 12/29/2009 **Date of Revision:**
Applicant: LAND DEVELOPMENT SOLUTIONS

PROPERTY INFORMATION

General Location: East side of Conner Rd., north side of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 47 33.01, 33.02, 33.06 OTHER: 047- 33.09, 040, 081 & 0 **Jurisdiction:** County
Size of Tract: 88.05 acres
Accessibility: Access is via Conner Rd., a collector street with a pavement width of 36' within a 65' wide right-of-way. With the Connection to the existing Dannaher Wy., this development will also have access from E. Emory Rd.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned CA commercial and OB office. This site is in close proximity of the Emory Rd. / Interstate 75 interchange and the St. Mary's North hospital. There has been significant commercial, both retail and office, growth in the area in the past few years.
Proposed Use: Office/commercial subdivision **Density:**
Sector Plan: North 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), OB (Office Medical & Related Services) & CB (Business and Manufacturing)
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: Dannaher Place
No. of Lots Proposed: 26 **No. of Lots Approved:** 0
Variances Requested: 1. Horizontal curve variance from 250' to 200' at sta. 26+50 of Dannaher Dr.
2. Right-of-way and pavement corner radius variances from 75' to 45' at all intersections
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 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 11 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102). Change the name of Dannaher Wy. To Dannaher Road and dedicate the road to Knox County as a public road.
3. Access to all lots is to be from the internal road system except for lots 1 & 2. Lots 1 & 2 may have access to Conner Rd. if 300' of sight distance can be attained at each driveway location.
4. Construction of the right turn deceleration lanes on E. Emory Rd. and Conner Rd. as required by the Knox County Dept. of Engineering and Public Works and the Tenn. Dept. of Transportation
5. Relocating the existing northern driveway to the hospital at the time Dannaher Rd. is extended as shown on the plan
6. Constructing sidewalks on both sides of the proposed Dannaher Rd.
7. Provide a 75' transition radius at all cul de sacs
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance
10. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
11. 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.

Comments: The applicants are proposing to divide parcels that contain 88 acres into 26 lots. The property is CA commercial and OB office. A portion of the site is already developed with the St. Mary's North hospital and the accompanying professional buildings and the health club. The existing road that serves the hospital (Dannaher Wy.) will be extended to Conner Rd. and dedicated as a public street.

Action: Approved **Meeting Date:** 2/11/2010

Details of Action:

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Summary of 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 11 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:

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: