CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 2-SF-04-C Related File Number:

Application Filed: 1/12/2004 Date of Revision:

Applicant: PLASTI - LINE KNOXVILLE, LLC

Owner: PLATI-LINE OF KNOXVILLE, LLC



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 E. Emory Rd., east of Dannaher Ln.

Other Parcel Info.:

Tax ID Number: 47 83.01, 83.02 & 84.04 **Jurisdiction:** City & County

Size of Tract: 14.56 acres

Access is via E. Emory Rd. which is classified as an arterial street. This portion of E. Emory Rd. is

under construction which will result in a 5 lane cross-section.

GENERAL LAND USE INFORMATION

Existing Land Use: Office building, parking lot and vacant land

Surrounding Land Use: Property in the area is zoned I industrial, OB office, C-4 commercial and A agricultural. Development

consists of highway oriented commercial uses, a vacant industrial building and a health club.

Proposed Use: Commercial subdivision Density:

Sector Plan: North County Sector Plan Designation:

Growth Policy Plan: Inside City & 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: I (Industrial) & C-4 (Highway and Arterial Commercial)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Plasti-Line Resubdivision

Surveyor: Cannon & Cannon

No. of Lots Proposed: 6 No. of Lots Approved: 0

Variances Requested: 1. Variance of property line and pavement corner radius from 75' to 25' at E. Emory Rd. and at the

intersection of Road A and Road B.

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 variance 1 because the site's topography restricts compliance with the Subdivision

Regulations.

APPROVE the concept plan subject to 6 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville and Knox County Zoning Ordinances.

2. Meeting all requirements of the Knoxville Engineering Dept. and the Knox County Dept. of

Engineering and Public Works.

3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County

Health Dept.

4. Obtaining a street connection permit from the Tenn. Dept. of Transportation.

5. Place a note on the final plat that all lots will have access from the internal street system only.

6. A final plat based on this concept plan will not be accepted for review by MPC until certification of

design plan has been submitted to MPC staff.

Comments: This site is located on E. Emory Rd., east of Interstate 75. The concept plan proposes the creation of 6

lots on what is part of the Plasti-Line property. Access to the lots will be provided via a joint permanent easement (JPE) that will intersect with E. Emory Rd. All lots in the subdivision will only have access to the JPE. No lot in this subdivision will have direct access to E. Emory Rd. The lots are 1.7 to 3.1 acres

in size. Each lot will be responsible for its own stormwater detention.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.

2. The proposed commercial subdivision is consistent in use and intensity with the recent zoning and subdivision development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE & KNOX COUNTY ZONING ORDINANCES

1. The proposed commercial subdivision meets the standards for development within the I (industrial) and C-4 (Highway & Arterial Commercial) zones and all other requirements of the Zoning Ordinances.

2. The proposed subdivision is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw nonresidential traffic through residential

areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector proposes commercial and industrial development to occur on this site.

Development of this site as proposed conforms to the Sector plan.

MPC Action: Approved MPC Meeting Date: 2/12/2004

Details of MPC action:

Summary of MPC action: APPROVE variance 1 because the site's topography restricts compliance with the Subdivision

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Regulations.

APPROVE the concept plan subject to 6 conditions

Date of MPC Approval: 2/12/2004 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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