# **CASE SUMMARY**

## APPLICATION TYPE: SUBDIVISION

#### **CONCEPT PLAN**

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

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

Applicant: JOHN MCCALLIE

Owner: TATE & MCCALLIE, INC JOHN MCCALLIE



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#### PROPERTY INFORMATION

**General Location:** East side of Yellow Pine Ln., east of Cogdill Rd.

Other Parcel Info.:

Tax ID Number: 118 O B 2 Jurisdiction: County

Size of Tract: 6.2 acres

Accessibility: Access is via Yellow Pine Ln., a local street with a pavement width of 32' within a 70' right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: Property in the area is zoned PC and CB commercial and TO technology overlay zone. Recent

development in the area has been office/warehouse projects.

Proposed Use: Commercial subdivision Density:

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: PC (Planned Commercial), CB (Business & Manufacturing) & TO (Technology Overlay)

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:** Resubdivision of Lot 2, Cogdill Commercial Park

Surveyor: LeMay & Associates

No. of Lots Proposed: 3 No. of Lots Approved: 0

Variances Requested: 1. Cul de sac property line transition radius from 75' to 0' at sta. 2+00 of Road A.

S/D Name Change:

MPC Action:

## 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 shape restricts compliance with the Subdivision Regulations.

APPROVE the concept plan subject to 5 conditions

Staff Recomm. (Full):

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

- 2. Meeting all requirements of 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. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County, Ord. 91-1-102.
- 5. 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:** The applicant is dividing an existing lot in Cogdill Commercial Park into three lots. Access to the lots will be via a joint permanent easement.

The site is zoned CB (Business and Manufacturing), PC (Planned Commercial) and TO (Technology Overlay). Development plans for each of these lots will have to be approved by the Tennessee Technology Corridor Development Authority prior to any building permits being issued. While not a condition of approval, staff would recommend that the applicant consider apply for rezoning of these lots to eliminate the split zoning of the property.

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 KNOX COUNTY ZONING ORDINANCE

- 1. The proposed commercial subdivision meets the standards for development within the PC (Planned Commercial), CB (Business & Manufacturing) and TO (Technology Overlay) zones and all other requirements of the Zoning Ordinance.
- 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.

MPC Meeting Date: 2/12/2004

3. Development of these lots will have to comply with the design standards established by the TO (Technology Overlay) zone.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

Approved

1. The Northwest County Sector proposes light industrial development to occur on this site. Development of this site as proposed conforms to the Sector plan.

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**Details of MPC action:** 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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**Summary of MPC action:** APPROVE variance 1 because the site's shape restricts compliance with the Subdivision Regulations.

APPROVE the concept plan subject to 5 conditions

Date of MPC Approval: 2/12/2004 Date of Denial: Postponements: Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

## I EGISLATIVE 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:

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