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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
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

File Number:	2-SI-03-C	**Related File Number:**	
Application Filed:	1/13/2003	**Date of Revision:**	
Applicant:	OVERHOLT HOLDINGS PARTNERSHIP		
Owner:	OVERHOLT HOLDINGS PARTNERSHIP		

PROPERTY INFORMATION

General Location: North side of E. Emory Rd., east of Conner Rd.

Other Parcel Info.:

Tax ID Number: 47 83, 84 & PART OF 84.04   **Jurisdiction:**   City

Size of Tract: 7.036 acres

Accessibility: Access is via E. Emory Rd., a major arterial street. This section of Emory Rd. will soon be under construction as the next phase of the Tennessee Department of Transportation's widening program.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: North: Manufacturing / I (Industrial)
South: Mixed commercial and vacant land / CA (General Business) and CB (Business and Manufacturing)
East: Access drive and residences / I (Industrial) and A (Agricultural)
West: Medical center / OB (Office, Medical, and Related Services)

Proposed Use: 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: 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:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Overholt Subdivision, Resubdivision of Lot 2

Surveyor: Cannon & Cannon

No. of Lots Proposed: 5   **No. of Lots Approved:**   5

Variances Requested: None

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 the concept plan subject to 6 conditions

Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Certification on the final plat by the applicant's surveyor that the required sight distance exists for all access drives.
4. Placing a note on the final plat that access to the lots is restricted to the shared access easements as approved on the concept plan and shown on the final plat.
5. Meeting all requirements and obtaining all required permits from the Tennessee Department of Transportation.
6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

Comments: The applicant is proposing to subdivide this 4.966 acre site into 5 lots. This property is Lot 2 of a two lot subdivision that was approved by the Planning Commission on January 9, 2002. A variance was also approved at that meeting that reduced the required right-of-way to centerline, from 56' to 42' at the closest point. The plat reflects the right-of-way that will be required by the Tennessee Department of Transportation (TDOT) for the E. Emory Rd. widening project that will be started in the next few months. Access to the 5 lots will be through shared access drives directly to E. Emory Rd. These access points have been approved by TDOT.

MPC Action: Approved   **MPC Meeting Date:** 2/13/2003

Details of MPC action:

Summary of MPC action: APPROVE the concept plan subject to 6 conditions

Date of MPC Approval: 2/13/2003   **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:**