CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:3-SA-02-CRelated File Number:Application Filed:1/22/2002Date of Revision:Applicant:MICHAEL BRADY, INC.Owner:GRAHAM DEVELOPMENT CORP.

PROPERTY INFORMATION

General Location:South side of South Mall Rd., west side of Millertown Pike.Other Parcel Info.:Jurisdiction:Tax ID Number:59 L F 001 & 059LA010Size of Tract:31.63 acresAccessibility:Access is via South Mall Rd. a major collector street and Millertown Pike a minor arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use:	Lowe's store that is under construction and vacant land.				
Surrounding Land Use:	North: I-640 and Knoxville Center / SC-3 (Regional Shopping Center) South: Single-family residences / R-1 (Single Family Residential) East: Movie theaters and single-family residences / C-6 (General Commercial Park) and R-1 (Single Family Residential) West: Shopping center / C-6 (General Commercial Park)				
Proposed Use:	Lowe's store and other commercial development		Density:		
Sector Plan:	East City	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-6 (General Commercial Park) & C-3 (General Business)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)



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

ere applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)					
Subdivision Name:	Isaiah's Landing				
Surveyor:	Michael Brady, Inc.				
No. of Lots Proposed:	8 No. of Lots Approved: 0				
Variances Requested:	 Reduction of intersection radius at Lindbergh Rd. and Millertown Pike, from 75' to 25' on the southwest side of the intersection. Reduction of intersection radius at intersection of South Mall Rd and Millertown Pike, from 75' to the existing boundary as shown on the plat. 				

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MP	C ACTION AND DISPOSITION	1		
Planner In Charge:	ТРВ				
Staff Recomm. (Abbr.):	APPROVE variances 1 and 2 due to TDOT's acceptance of the existing right-of-way configuration. The proposed variances will not create a traffic hazard.				
	APPROVE the Concept Plan subject to 4 conditions				
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Meeting all applicable requirements of the Knoxville Department of Engineering. Place a note on the final plat that the lots 1-5 and lot 8 will have access only to the interior access drives approved for this development with no direct access to South Mall Rd. or Millertown Pike. Meeting all applicable requirements of the Knoxville Zoning Ordinance. 				
	With the conditions noted, this plan meets the requirements for approval of a Concept Plan.				
Comments:	 The Isaiah's Landing development received approval on February 2, 2001 as a C-6 shopping center development. One of the conditions of that approval was that the developer record a final plat for the subdivision of the development into the individual parcels shown on the C-6 development plans. The applicant has submitted a concept plan and final plat applications to address that requirement. The concept plan is required because eight lots are proposed (six or more requires a concept plan). Of the eight lots, seven are less than two acres in size. These lots will be used as restaurant, bank an similar size development sites. The larger lot is the location of the Lowe's store and two future anchor stores of over 45,000 square feet each. The Lowe's lot has four access points with two onto South Mal Rd. or Millertown Pike, six are restricted to having access only through the internal access drives for the development. 				
	Since the subdivision design plan issues have been addressed through the grading plan issued for the Lowe's development, the applicant is also requesting approval of the final plat for the eight lots at the March 14, 2002 meeting. It is Staff's position that all requirements have been met for approval of both the concept plan and final plat.				
MPC Action:	Approved		MPC Meeting Date: 3/14/2002		
Details of MPC action:					
Summary of MPC action:	APPROVE variances 1 and 2 due to TDOT's acceptance of the existing right-of-way configuration. The proposed variances will not create a traffic hazard. APPROVE the Concept Plan subject to 4 conditions				
Date of MPC Approval:	3/14/2002	Date of Denial:	Postponements:		
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:		

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:Date of Legislative Action, Second Reading: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: