



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: 1. Reduction of intersection radius at Lindbergh Rd. and Millertown Pike, from 75' to 25' on the southwest side of the intersection.  
2. 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.:

### **MPC ACTION AND DISPOSITION**

Planner In Charge: TPB

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): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Meeting all applicable requirements of the Knoxville Department of Engineering.  
3. 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.  
4. 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 and 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 Mall Rd. and two onto Millertown Pike. Of the seven lots that have frontage onto South Mall 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:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**