

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 3-SA-04-C Related File Number:
Application Filed: 2/9/2004 Date of Revision:
Applicant: S.W., INC.
Owner: S.W., INC.

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

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PROPERTY INFORMATION

General Location: Northeast side of Oak Ridge Hwy., northwest of Ridgedale Rd.
Other Parcel Info.:
Tax ID Number: 79 J A 1 & 2 Jurisdiction: County
Size of Tract: 11.87 acres
Accessibility: Access is via Oak Ridge Hwy., a major arterial Street with a required right-of-way of 88'.

GENERAL LAND USE INFORMATION

Existing Land Use: Single-family dwelling, commercial building and vacant land.
Surrounding Land Use: North: Residences and vacant land / RA (Low Density Residential)
South: Residences and business / CA (General Business) and A (Agricultural)
East: Businesses and residences / CA (General Business) and A (Agricultural)
West: Residences / A (Agricultural)
Proposed Use: Commercial Development Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan: Urban 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) pending
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: S.W., Inc. on Oak Ridge Highway

Surveyor: Batson, Himes, Norvell & Poe

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

Variances Requested:

1. Reduction of the right-of-way width in a PC Zoning District, from 70' to 50', and a 50' cul-de-sac radius.
2. Reduction of the pavement width in a PC District, from 32' to 26', and a 40' cul-de-sac radius.
3. Reduction of the intersection radius for the right-of-way and pavement, from 75' to 50'.
4. Reduction of the minimum intersection spacing from the new entrance street to Summerfield Rd. along Oak Ridge Hwy., from 400' to 119'.

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 variances 1-4 because the site's topography, features and existing conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 11 conditions

Staff Recomm. (Full):

1. Approval by Knox County Commission of the Sector Plan Amendment to GC (General Commercial) and Rezoning to PC (Planned Commercial). (MPC files 2-D-04-SP and 2-O-04-RZ)
2. Meeting all applicable requirements of the Knox County Health Department for use of subsurface sewage disposal systems for commercial development.
3. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration of the blueline stream.
5. Obtaining a street connection permit from the Tennessee Department of Transportation.
6. Meeting all requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. Maintaining a 200' buffer along the northeast property line of the subdivision as agreed with the Planning Commission during the rezoning review for the property.
9. The Declaration of Protective Covenants and Restrictions for the subdivision, meeting the requirements of Section 5.33.14B of the Knox County Zoning Ordinance, shall be submitted to Planning Commission Staff for approval prior to the Planning Commission's review of the Final Plat.
10. Development on each lot is subject to review as a Use-on-Review pursuant to the PC (Planned Commercial) standards.
11. 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 proposing to subdivide this 11.87 acre site into 6 lots for commercial development. The Planning Commission recommended approval of a sector plan amendment and a rezoning of this property at their February 12, 2004 meeting. The sector plan change was from LDR (Low Density Residential) to GC (General Commercial) with the zoning change from A (Agricultural) to PC (Planned Commercial). The applicant had agreed to maintaining a 200' buffer along the northeast property line of the subdivision. Knox County Commission will consider this request at their March 22, 2004. While the applicant had requested a rezoning to CA (General Business), based on the Planning Commission's recommendation, the subdivision has been designed to meet PC District requirements subject to the street design variances.

The final number of lots (may be less than six) and lot configuration may change after final review by the Knox County Health Department for use of subsurface sewage disposal systems for the commercial development. Approvals are also required from the Tennessee Department of Transportation for a street connection permit and the Tennessee Department of Environment and Conservation for any alteration of the blueline stream that crosses Lots 1-3.

MPC Action: Approved

MPC Meeting Date: 3/11/2004

Details of MPC action:

Summary of MPC action: APPROVE variances 1-4 because the site's topography, features and existing conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard. APPROVE the concept plan subject to 11 conditions

Date of MPC Approval: 3/11/2004

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: