

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Saint Andrews Commercial
Surveyor: Will Robinson & Associates
No. of Lots Proposed: 6 No. of Lots Approved: 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 6 conditions
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Dept. of Engineering (See attached report)
2. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Dept. of Engineering.
3. Identify the proposed road to be an extension of E. Walker Springs Ln.
4. Relocate the outlet from the proposed retention pond so that it does not empty into the Plantation Pipeline unless permitted to do so by the pipeline company
5. Connection to sanitary sewer and meeting any other requirement of the Knox County Health Dept.
6. 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 staff.

Comments: The applicant is proposing to divide this 14.78 acre site into 6 lots. The use and intensity of development will be controlled by the O-1 (Office, Medical and Related Service) District zoning regulations. The site was recommended for O-1 zoning by MPC in January, 2005. City Council approved the rezoning of this site to O-1 in March, 2005.

After the site is graded to create the building pads, a portion of the site that is now draining toward Saint Andrews Subdivision will be directed to the west. Staff has been told that a drainage problem currently exists in Saint Andrews. Development of this site as proposed should alleviate some of that problem. Since this site drains into the Ten Mile Creek drainage basin, storm drainage from this site will have to be contained in a retention pond which means, in most cases, that it will not leave the site.

The site has a number of easements crossing the site. The applicant will have to obtain the permission of the easement holders before any grading or development of this site can occur.

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 office park subdivision is consistent in use and density with the recent zoning and development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed office park subdivision meets the standards for development within the O-1 (Office, Medical and Related Services) District 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 neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan permits O (Office) development to occur on this site. Development of

this site as proposed conforms to the One Year Plan.

MPC Action: Approved

MPC Meeting Date: 3/9/2006

Details of MPC action:

Summary of MPC action: APPROVE the Concept Plan subject to 6 conditions

Date of MPC Approval: 3/9/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: