	IVI I Metropolitan				
CONCEPT PLAN			P L A N N I N G C O M M I S S I O N		
File Number:	3-SB-02-C	Related File Number:	T E N N E S S E E		
Application Filed:	2/8/2002	Date of Revision:	Suite 403 • City County Building 4 0 0 Main Street		
Applicant:	THE DEVELOPMEN	DEVELOPMENT CORP. OF KNOX COUNTY			
Owner:	THE DEVELOPMEN	DEVELOPMENT CORP. OF KNOX COUNTY			
PROPERTY INF	ORMATION				
General Location:	West end of (Caneel Dr., west of Wescott Bv.			
Other Parcel Info.:					
Tax ID Number:	90 J A 4		Jurisdiction: County		
Size of Tract:	0.065 acres				
Accessibility:	Access is via	Access is via Caneel Dr., a local street with a pavement width of 26' within a 50' right-of-way.			
GENERAL LAN	D USE INFORMAT	TION			
Existing Land Use:	Vacant				
Surrounding Land	Use: Property in th	e: Property in the area is zoned I industrial and it is being developed as an industrial / business park.			
Proposed Use:	Public street	Public street Density:			
Sector Plan:	Northwest Co	Sector Plan Designation:			
Growth Policy Plar	n: Planned Grov	wth Area			
Neighborhood Cor	itext:				

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

I (Industrial)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

KNOXVILLE·KNOX COUNTY

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Resubdivision Lot 4, Westbridge Business Park		
Surveyor:	Kennebeck		
No. of Lots Proposed:	0	No. of Lots Approved:	0
Variances Requested:	1. Variance to terminate street without a cul de sac.		
S/D Name Change:			

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC ACT	ION AND DISPOSITION	
Planner In Charge:			
Staff Recomm. (Abbr.):	APPROVE variance #1 due the construction of a cul de		ng development in the area which precludes
	APPROVE the Concept Pla	n subject to 5 conditions	
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Health Dept. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102). Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works. Meeting all applicable requirements of the Knox County Zoning Ordinance. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to MPC staff. 		
Comments:	The Development Corporation of Knox County has developed the Westbridge Business Park. In 2001, the Corporation sold a parcel of land to Keenway LLC that adjoins the property that is the subject of this concept plan. In order to provide access to the Keenway property, a permanent access easement was created. Subsequently, a road was built that connected the Keenway site to Caneel Dr. The Development Corporation is submitting this Concept Plan as the first step toward getting the permanent easement accepted as a public road.		
MPC Action:	Approved		MPC Meeting Date: 3/14/2002
Details of MPC action:			
Summary of MPC action:	APPROVE variance #1 due to the configuration of the existing development in the area which precludes the construction of a cul de sac APPROVE the Concept Plan subject to 5 conditions		
Date of MPC Approval:	3/14/2002 Date	of Denial:	Postponements:
Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:			
		ACTION AND DIEDOCI	TION

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:	