

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

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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400 Main Street
Knoxville, Tennessee 37902
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w w w • k n o x m p c • o r g

File Number: 3-SB-08-C

Related File Number:

Application Filed: 2/4/2008

Date of Revision:

Applicant: WANNIS RGHEBI

PROPERTY INFORMATION

General Location: North side of Oak Ridge Hwy., east and west sides of Karns Crossing Ln.

Other Parcel Info.:

Tax ID Number: 78 158

Jurisdiction: County

Size of Tract: 22.23 acres

Accessibility: Access is via Oak Ridge Hwy., a two lane arterial facility with a pavement width of 22' within a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Industrial/commercial uses & vacant land

Surrounding Land Use: Property in the area is zoned CA & CB commercial, RA residential and A agricultural. Development consists of scattered commercial uses along Oak Ridge Hwy. Single family dwellings and open land are the primary land uses found in the area.

Proposed Use: Commercial subdivision

Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned 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: CA (General Business)

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: Karns Crossing
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. Connection to sanitary sewers and meeting all other applicable requirements of the Knox County Health Dept.
2. Place a note on the Final Plat which will require that lot 15 have access to the internal street system only.
3. Provide a 250' long east bound left turn lane with the appropriate taper and a 100' west bound right turn lane with the appropriate taper, per the approved design by TDOT and Knox County Engineering, in the right-of-way of Oak Ridge Highway at the entrance to this subdivision at the time of initial development or at a time it is deemed warranted by the Knox County Dept. of Engineering and TDOT. All costs associated with these improvements are to be the responsibility of the developer.
4. Submitting a revised traffic impact study to the Knox County Dept. of Engineering and Public Works for review and approval prior to obtaining any other building permits within this development. Additional traffic improvements may be required at that time with the costs of the improvements to be the responsibility of the developer.
5. Meeting all other applicable requirements of the Knox County Dept, of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments: The applicant is proposing to divide this 22.2 acre parcel into 6 lots. A concept plan was submitted for this site in April, 2000. That approval has expired, and the applicant is requesting reapproval of the plan. The MPC Administrative Rules require that a traffic impact study be prepared when a development will generate more than 750 trips per day. With the existing development and the six proposed lots, it is expected that this development will generate the 750 trips per day. A traffic impact study was prepared by the applicant's engineer at the time this project was originally approved. The study called for a number of improvements to be completed in the right-of-way of Oak Ridge Highway. Due to the speculative nature of this commercial development, the staff has required that a revised traffic impact study be prepared at this time. The current zoning of the site will permit a very wide range of uses. Each use has certain traffic generation characteristics. The potential mix of uses is not known at this time. The requirement for the second traffic impact study will allow the developer and staff to get a better understanding of the development that will be occurring on this site.

A portion of the site is within the Floodway Fringe area. Minimum floor elevations have been established for the lots that are affected.

MPC Action: Approved **MPC Meeting Date:** 3/13/2008

Details of MPC action:
1. Connection to sanitary sewers and meeting all other applicable requirements of the Knox County Health Dept.
2. Place a note on the Final Plat which will require that lot 15 have access to the internal street system only.
3. Provide a 250' long east bound left turn lane with the appropriate taper and a 100' west bound right turn lane with the appropriate taper, per the approved design by TDOT and Knox County Engineering, in the right-of-way of Oak Ridge Highway at the entrance to this subdivision at the time of initial development or at a time it is deemed warranted by the Knox County Dept. of Engineering and TDOT. All costs associated with these improvements are to be the responsibility of the developer.
4. Submitting a revised traffic impact study to the Knox County Dept. of Engineering and Public Works for review and approval prior to obtaining any other building permits within this development. Additional traffic improvements may be required at that time with the costs of the improvements to be the responsibility of the developer.
5. Meeting all other applicable requirements of the Knox County Dept, of Engineering and Public Works.

6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Date of MPC Approval: 3/13/2008

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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: