

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 3-SC-19-C Related File Number:
Application Filed: 1/28/2019 Date of Revision:
Applicant: MARK A. BIALIK / GBS ENGINEERING

PROPERTY INFORMATION

General Location: East side of Ed Shouse Dr., West side of I-640, North of Middlebrook Pk.
Other Parcel Info.:
Tax ID Number: 93 K B 002 Jurisdiction: City
Size of Tract: 58.42 acres
Accessibility: Access is via Ed Shouse Dr., a major arterial with central median within 250' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: This property is located in the industrial and manufacturing area along Middlebrook Pike in the C-6 and I-3 zones. The property is part of the historic Middlebrook property. The historic house (circa 1845) and old barn structures are located in the A-1 zoned property to the south.
Proposed Use: Business / warehouse development Density:
Sector Plan: Northwest City Sector Plan Designation:
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 4001 Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park) / F-1 (Floodway)
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: Historic Middlebrook Preservation Trust
No. of Lots Proposed: 2 **No. of Lots Approved:** 0
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 7 conditions.
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Implementing the required recommendations of the Historic Middlebrook Transportation Impact Study as prepared by Ajax Engineering, dated April 22, 2019, and as amended and approved by the City of Knoxville Department of Engineering.
4. Access to all lots shall be from the internal road system for the subdivision, excluding the portion of the property zoned A-1 (General Agricultural).
5. Installing all sidewalks shown on the development plan in accordance with the requirements of the Americans with Disabilities Act (ADA) and the City of Knoxville Department of Engineering.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the recommended conditions noted above, this concept plan meets all requirements for approval.

Comments: This proposal is to subdivide this 58.4 acre property into 2 lots, approximately 25 acres will become an office warehouse development with access to Ed Shouse Drive and the remainder will remain with the historic Middlebrook property. There will be one new public road with a minimum 30' pavement width and 50' right-of-way with a 25 mph design speed. The road will terminate in a cul-de-sac and there will be a sidewalk on one side of the street. The subdivision regulations require a 75' radius for ROW and curbs in Commercial and Industrial zones, however, this can be reduced to 50' with approval by the Knoxville Department of Engineering. The radius on the south side of the new road intersection is 55', however, is part of a deceleration taper which effectively functions as a larger turn radius. The applicant proposes to move an existing median curb cut to the south to align with the new road. The proposed office warehouse development is a permitted use within the C-6 zone and the development plan will be administratively reviewed by Planning staff.

The existing median opening proposed to be closed on Ed Shouse Drive is located approximately 400 feet to the south of the CSX Railroad overpass. A new median opening will be constructed on Ed Shouse Drive at the new Historic Middlebrook Driveway and will be approximately 340 feet to the south of the existing median opening. It will also be approximately 435 feet to the north of the existing median opening that is provided for the main KUB driveway. According to TDOT's Roadway Design Guidelines the desirable median opening spacing for an urban environment is 660 feet. However, it also states that a range of 440 feet to 880 feet is acceptable. Based on a TDOT minimum median spacing of 440 feet, the proposed location of the new median opening on Ed Shouse Drive will be 5 feet below the minimum at 435 feet. The traffic engineer that developed the Traffic Impact Study (TIS) states it is not expected that this spacing shortfall of 5 feet will create a safety issue.

The required sight distance along Ed Shouse Drive from the new road intersection is 1,220 feet for semi-trailers on a divided median road with a design speed of 55 mph. The sight distance is available looking to the south is attainable, however, it is not attainable to the north. To remediate the sight distance concern for vehicles turning southbound (left) onto Ed Shouse Drive, the TIS recommends installing a southbound left turn entering median lane to allow semi-trailers to stop in the median as necessary and accelerate before entering the travel lanes. To improve sight distance, the TIS also recommends removing the existing trees in the median that are within the sight distance triangle. This will require approval from the City of Knoxville Urban Forester and potentially remediation by planting trees in other locations of need.

The design of the median opening and turn lanes is similar to the existing opening to the north at Faclonite Way. The median opening separates left turning movements in the median with a triangular-shaped depressed island. It is recommended that the new median opening for Historic Middlebrook be constructed in a similar manner to help separate the left turning movements at the intersection and restrict thru motorists on Ed Shouse Drive from attempting u-turn maneuvers.

Other recommendations of the TIS are a southbound median deceleration lane for left turn movements, a northbound acceleration lane, and a northbound deceleration taper. The TIS design recommendations are all provided on the Concept Plan.

Action: Approved

Meeting Date: 5/9/2019

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 7 conditions.

Date of Approval: 5/9/2019

Date of Denial:

Postponements: 4/11/2019

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: