

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 3-SH-01-C **Related File Number:**
Application Filed: 2/5/2001 **Date of Revision:**
Applicant: MMDI, LLP MORRIS CANDLISH
Owner: MMDI, LLP

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: North side of Oak Ridge Hy., east of W. Emory Rd.
Other Parcel Info.:
Tax ID Number: 90 1 **Jurisdiction:** County
Size of Tract: 1.5 acres
Accessibility: Access is via Oak Ridge Hy., a major arterial street with a pavement width of 22' and a required right-of-way of 88'.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property adjoining this proposed street is zoned I (Industrial) & A (Agricultural) and is presently vacant land. A detached single-family subdivision is located southeast of the property and a mobile home park is located to the east.
Proposed Use: Public street **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural 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: I (Industrial) & A (Agricultural)
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: West Pointe Community - County Road Extension
Surveyor: CAMPBELL
No. of Lots Proposed: 0 **No. of Lots Approved:** 0
Variances Requested: 1. Road grade variance at the intersection with Oak Ridge Hy., from 1% to 2.83%.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB
Staff Recomm. (Abbr.): APPROVE variance 1 because of topography, and the proposed variance will not create a traffic hazard.
Staff Recomm. (Full): APPROVE the Concept Plan subject to 5 conditions:
1. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Revise the street entrance design as approved by the Tennessee Department of Transportation (TDOT), and submit the revised plan at the Design Plan phase.
4. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.
5. The final plat will have to be signed by both owners of the property in the area of the cul-de-sac turnaround for dedication of the right-of-way.
Comments: The applicant is proposing to construct an entrance road that will provide access to a previously approved mobile home park (West Pointe Community - under construction), and dedicate this road to Knox County for maintenance. This road will also provide access to three other large tracts which will help in reducing the number of curb cuts onto Oak Ridge Hy. The area of the cul-de-sac turnaround is presently owned by separate parties. The applicant has a construction easement and road dedication agreement with the other owner that will allow for dedication of the road.
MPC Action: Approved **MPC Meeting Date:** 3/8/2001
Details of MPC action:
Summary of MPC action: APPROVE variance 1 because of topography, and the proposed variance will not create a traffic hazard. APPROVE the Concept Plan subject to 5 conditions:
Date of MPC Approval: 3/8/2001 **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:**