CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 4-SA-01-C Related File Number: 11-SJ-00-C

Application Filed: 3/8/2001 Date of Revision:

Applicant: RAY FISHER/LEMAY & ASSOCIATES

Owner: RAY FISHER



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www.•knoxmpc•org

PROPERTY INFORMATION

General Location: Southeast of Kingston Pike, northeast of S. David Ln.

Other Parcel Info.:

Tax ID Number:131 N C 14.04Jurisdiction:County

Size of Tract: 0.93 acres

Accessibility: Access is via a 25' - 30' Joint Permanent Easement to Kingston Pike.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial business and vacant land.

Surrounding Land Use: North: CA (General Business) / Commercial businesses

South: PR (Planned Residential) / Condominiums East: CA (General Business) / Commercial businesses West: CA (General Business) / Commercial businesses

Proposed Use: Two lots for commercial businesses allowed within the CA District. Density:

Sector Plan: Southwest County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Outside City Limits)

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:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Resubdivision of Lot 4R-1 Of Hodges S/d

Surveyor: LeMay & Associates

No. of Lots Proposed: 2 No. of Lots Approved: 0

Variances Requested:

1. Serving 6 lots by a Joint Permanent Easement (JPE) in a CA Zoning District.

Reason for hardship is existing conditions

2. 25 Foot Joint Permanent Width

Reason for hardship is existing conditions

3. 24 Foot of pavement width

Reason for hardship is existing conditions 4. Elimination of turn-around at end of J.P.E.

Reason for hardship is dead ends into parking lots.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

Staff Recomm. (Abbr.):

MPC ACTION AND DISPOSITION

Planner In Charge: TPB

APPROVE the four variances due to existing site conditions that make it difficult to comply with street

design standards, and the approval of the variances will not create a traffic hazard.

APPROVE the Concept Plan for two lots subject to 6 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 Knox County (Ord. 91-1-102).

3. Complete drainage improvements prior to final plat approval.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

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

6. 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.

Comments: The applicant is proposing the subdivision of the sixth and final lot to be served by an existing Joint

Permanent Easement (JPE) in a CA (General Business) Zone. This property is part of the Hodges S/D that was originally approved for 4 lots, with 3 lots having access to the JPE. Lot 4 was further subdivided into 3 lots with 5 lots being served by the JPE. The owner of Lot 4R1 now wishes to subdivide the lot into 2 lots. The Subdivision Regulations will not allow more than 5 lots to be served by a JPE in zoning districts other than the PR (Planned Residential) District without a variance being granted by the MPC. The applicant is also requesting a variance from the requirement that JPE's serving more than 5 lots must meet the street design standards. The applicant is proposing to serve

the final lot by the existing driveway that serves the other commercial developments.

This request was previously before the Planning Commission until it was withdrawn at the February 8, 2001 meeting (11-SJ-00-C). The applicant was required to obtain a drainage easement over the adjoining lot located to the southwest. At that time they could not obtain the easement. This issue has

now been addressed.

MPC Action: Approved MPC Meeting Date: 4/12/2001

Details of MPC action:

Summary of MPC action: APPROVE the four variances and the Concept Plan for two lots subject to 6 conditions

Date of MPC Approval: 4/12/2001 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

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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:

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