## CASE SUMMARY

# APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

File Number: 4-SA-08-C Related File Number:

Application Filed: 2/6/2008 Date of Revision:

Applicant: DOWELL SPRINGS COMPANY



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

#### PROPERTY INFORMATION

General Location: North end of Dowell Springs Blvd., north of Middlebrook Pike

Other Parcel Info.:

Tax ID Number: 106 D A 009 (PART OF) Jurisdiction: City

Size of Tract: 48.64 acres

Access is via Dowell Springs Blvd. and Old Weisgarber Rd., both local streets with 25' pavement widths

within 75' rights-of-way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Office park development

Surrounding Land Use: North: Residences / A-1 (Agricultural) & RP-1 (Planned Residential)

South: Medical office facility / PC-1 (Planned Commercial) & O-3 (Office Park)

East: Commercial warehouse / C-6 (General Commercial Park)

West: Residential / RP-1 (Planned Residential) & R-1A (Low Density Residential)

Public right-of-way extension

Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area

**Neighborhood Context:** 

**Proposed Use:** 

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: O-3 (Office Park)

Former Zoning:

Requested Zoning:

Previous Requests: Extension of Zone:

History of Zoning:

## PLAN INFORMATION (where applicable)

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**Current Plan Category:** 

**Requested Plan Category:** 

### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Dowell Springs Road Extension

No. of Lots Proposed: 0 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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the concept plan subject to the following 2 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and any other requirements of the Knox County Health Dept.

2. Meeting all applicable requirements of the Knoxville Dept. of Engineering.

**Comments:** The applicant is proposing to extend Dowel Springs Blvd. approximately 450' to serve recently

subdivided lots in the O-3 (Office Park) zoning district. The original concept plan for the Dowell Springs

commercial office park was approved in 1998.

MPC Action: Approved MPC Meeting Date: 4/10/2008

**Details of MPC action:** 

Summary of MPC action: APPROVE the concept plan subject to the following 2 conditions:

Date of MPC Approval: 4/10/2008 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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