CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 4-SA-12-C Related File Number:

Application Filed: 2/27/2012 Date of Revision:

Applicant: CIRCLE LANE (ODAR FACILITY)



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: East of Westfield Rd., south of Papermill Dr.

Other Parcel Info.:

Tax ID Number: 121 A A 00407 Jurisdiction: City

Size of Tract: 5 acres

Accessibility: Access is via Circle Ln, a dead-end local street with a pavement width of 19' within a 50' wide right-of-

way

GENERAL LAND USE INFORMATION

Existing Land Use: Public right-of-way

Surrounding Land Use: Property in the area is developed with office and retail commercial uses. Zoning in the area is O-1

office and C-4 and C-6 commercial.

Proposed Use: Public street Density:

Sector Plan: West City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside 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: C-4 (Highway and Arterial Commercial)

Former Zoning:
Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Circle Lane (Odar Facility)

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

Variances Requested: 1. Vertical curve variance from a K value of 25 to a K value of 17 on a crest

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 variance 1 because the site's topography restricts compliance with the Subdivision

Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 3 conditions:

Staff Recomm. (Full):

1. Posting the speed limit on Circle Ln. at 25 mph as required by the Knoxville Engineering Dept.

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

3. 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 revising a previously approved concept plan. Since the plan was originally approved,

Circle Ln. has been extended. However, the extension was not exactly built as approved by MPC. The applicant is now requesting the needed variance to bring the plan in line with the construction. Staff does not object to this variance. The topography and the proximity to surrounding properties impacted

how the road could actually be extended.

Action: Approved Meeting Date: 4/12/2012

Details of Action:

Summary of Action: APPROVE variance 1 because the site's topography restricts compliance with the Subdivision

Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 3 conditions:

Date of Approval: 4/12/2012 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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