

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 4-SB-02-C **Related File Number:**
Application Filed: 3/11/2002 **Date of Revision:**
Applicant: SITE, INC.
Owner: CERTIFIED PROPERTIES, LLC

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: North side of Chapman Hwy., east side of Green Rd. and west side of E. Norton Rd.
Other Parcel Info.:
Tax ID Number: 137 186-189, 191-193 & OTHER: MAP 124, PARCEL 177 **Jurisdiction:** City
Size of Tract: 38.77 acres
Accessibility: Proposed access is via Chapman Hwy., a five lane major arterial street with a required right-of-way of 100', and Green Rd, a local street with a 17' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land, residences and abandoned commercial sites.
Surrounding Land Use: North: Vacant land and single-family residences / A (Agricultural)
South: Commercial businesses / C-3 (General Commercial), SC-2, (Community Shopping Center) & CA (General Business)
East: Vacant land and Single-family residences / RA (Low Density Residential) & A (Agricultural)
West: Commercial businesses / C-3 (General Commercial), SC (Shopping Center)
Proposed Use: Retail Development **Density:**
Sector Plan: South County **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:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Carson Pointe
Surveyor: Site, Inc.
No. of Lots Proposed: 5 No. of Lots Approved: 5
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the concept plan subject to 11 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Realignment of Green Rd. with the existing shopping center driveway on the south side of Chapman Highway.
3. Providing signalization at the Green Rd./ Chapman Highway intersection. This signal must be coordinated with the existing signal at Chapman Plaza/NOVA Systems.
4. Improving Green Rd. to the eastern-most access point to Lot 3, subject to the design requirements of the Tennessee Department of Transportation and the Knoxville Department of Engineering.
5. Obtaining all applicable permits from the Tennessee Department of Transportation for the proposed entrances and intersection improvements.
6. Place a note on the final plat that Lots 1, 2, 4 and 5, will have no direct access to Chapman Hwy. Access to these lots will be provided through the approved internal driveways and access points for Lot 3.
7. Place a note on the final plat that there will be no access from this subdivision to E. Norton Rd.
8. Prior to obtaining a grading permit for any development on Lots 3 and 5 that will require the crossing or alteration of the blueline stream on the property, the applicant shall provide documentation to the Knoxville Department of Engineering that they have met all applicable requirements and obtained all required permits from the Tennessee Department of Environment and Conservation.
9. Meeting all applicable requirements of the Knoxville Department of Engineering.
10. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
11. 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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

Comments: This site was before the Planning Commission on January 10, 2002 for consideration of a Sector Plan Amendment and a Rezoning (1-A-02-SP & 1-H-02-RZ). The Planning Commission had recommended approval of the sector plan amendment from MDR (Medium Density Residential) to GC (General Commercial) and a zoning change from No Zone to C-6 (General Commercial Park). The applicant had requested a zoning designation of C-4 (Highway and Arterial Commercial). On February 19, 2002 meeting, City Council approved the applicant's request for C-4 zoning on Second Reading.

The applicant has submitted a Concept Plan for consideration by the Planning Commission for a five lot subdivision. Staff has required the Concept Plan pursuant to Section 42-40 (When Concept Plans are Required) of the Knoxville-Knox County Minimum Subdivision Regulations due to safety concerns related to access to this commercial subdivision. The proposed subdivision is a resubdivision of eight tracts of land into five lots. The largest lot (Lot 3 - 28.61 acres) has three proposed access points, with one access point onto Chapman Hwy., located midway between Green Rd. and E. Norton Rd., and two access points located on Green Rd. Lots 1, 2, 4 and 5, will have no direct access to Chapman Hwy. Access will be provided through the proposed internal driveways for Lot 3. There will be no access from this subdivision to E. Norton Rd.

Pursuant to Section 3 (When Traffic Access and Impact Studies are Required) of the Planning Commission's Traffic Access and Impact Study Guidelines and Procedures, the applicant was required

to submit a Traffic Study. The applicant submitted a draft "Site Impact Traffic Evaluation for Proposed Retail Development" on April 1, 2002 for review. The study states that the proposed commercial development (approximately 244,100 square feet of retail space and a 16 pump fueling center) is expected to generate approximately 17,252 trips per day, with 1,543 and 1,921 occurring during the Weekday PM and Saturday Midday peak hours, respectively.

Staff from MPC, Tennessee Department of Transportation and Knox County Department of Engineering and Public Works met with the applicant on April 8, 2002 to review the draft Traffic Access and Impact Study submitted for this commercial subdivision. City Engineering Staff was unable to attend the meeting but was consulted on the recommended changes. A number of changes to the proposed access for the commercial development were recommended by Staff. In response Staff recommendations, the applicant submitted a revised study on April 25, 2002.

The revised traffic study is recommending a realignment and signalization of the Green Rd./ Chapman Highway intersection. This signal must be coordinated with the existing signal at Chapman Plaza/NOVA Systems (approximately 500' to the north). This intersection will provide the main access to the commercial subdivision since two of the three access points are to Green Rd. The single access to Chapman Highway will be unsignalized with right/left in access, and right out only access. The owners of the properties directly across Chapman Highway from the single access to the proposed development have been looking at creating a shared access that would line up with the proposed access. Further refinement of the design for the road improvements will be worked out with the Tennessee Department of Transportation and the Knoxville Department of Engineering during the design plan phase of the development.

MPC Action: Approved

MPC Meeting Date: 5/9/2002

Details of MPC action:

Summary of MPC action: APPROVE the concept plan subject to 11 conditions:

Date of MPC Approval: 5/9/2002

Date of Denial:

Postponements: 4/11/02

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: