

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

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
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www.knoxmpc.org

File Number: 4-SC-08-C **Related File Number:**
Application Filed: 3/3/2008 **Date of Revision:**
Applicant: POST OFFICE CREDIT UNION

PROPERTY INFORMATION

General Location: North side of Middlebrook Pk., west of E. Weisgarber Rd.
Other Parcel Info.:
Tax ID Number: 106 D A PT. 006 **Jurisdiction:** City
Size of Tract: 27.2 acres
Accessibility: Access is via Middlebrook Pike, a minor arterial street with a required right-of-way of 112'.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land / O-1 (Office, Medical, and Related Services) & C-6 (General Commercial Park)
South: Knoxville Post Office / C-2 (Civic and Institutional)
East: Detention basin and vacant land / C-6 (General Commercial Park)
West: Knoxville Post Office Credit Union / O-1 (Office, Medical, and Related Services)
Proposed Use: Public street **Density:**
Sector Plan: Northwest 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-6 (General Commercial Park)
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: Acker Place

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

Variations Requested:

1. Vertical curve variance at Station 0+12.50, from 50' to 25'.
2. Vertical curve variance at Station 1+90, from 250' to 150'.
3. Vertical curve variance at Station 3+40, from 250' to 150'.
4. Curb transition radius at both sides of the intersection of the proposed street and Middlebrook Pike, from 75' to 25'
5. Right-of-way transition radius on the east side of the intersection of the proposed street and Middlebrook Pike, from 75' to 0'
6. Right-of-way transition radius on the west side of the intersection of the proposed street and Middlebrook Pike, from 75' to 25'

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 variances 1 - 6 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 4 conditions:

Staff Recomm. (Full):

1. Provision of a street name that is consistent with the Uniform Street Naming and Addressing system within Knoxville (City Ord. 0-280-90).
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
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.

With the conditions noted, the request meets all requirements for approval of a Concept Plan.

Comments: The applicant is requesting Concept Plan approval for the proposed construction and dedication of a public street having access off of Middlebrook Pike, a minor arterial street. The proposed street will provide access to the Knoxville Post Office Credit Union site (this site also has a right-in / right-out access drive west of the proposed street) which has recently been completed. The street will also provide access to the Acker Place property containing approximately 22 acres, which is zoned C-6 (General Commercial Park). The Acker Place property also has frontage on East Weisgarber Rd. The proposed street is located at an existing median cut in Middlebrook Pike. A Highway Entrance Permit has already been obtained from the Tennessee Department of Transportation for this project. There are no new lots being created by this proposed Concept Plan.

MPC Action: Approved

MPC Meeting Date: 4/10/2008

Details of MPC action:

Summary of MPC action: APPROVE variances 1 - 6 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 4 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: Knox County Chancery Court

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: