CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 4-SD-04-C **Related File Number: Application Filed:** 3/8/2004 Date of Revision: Applicant: SITE, INC. Owner: TURKEY CREEK LAND PARTNERS

PROPERTY INFORMATION

General Location:	South side of Parkside Dr., west of Lovell Rd.		
Other Parcel Info.:			
Tax ID Number:	130 M K 1-5	Jurisdiction:	City
Size of Tract:	33.45 acres		
Accessibility:	Access is via Parkside Dr., a minor arterial street with an approved right-of-way of 100.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:	North: Commercial development and vacant land / C-4 (Highway and Arterial Commercial) South: Residences and vacant land / Town of Farragut East: Commercial development / C-3 (General Commercial) West: Vacant land / Town of Farragut		
Proposed Use:	Commercial development and public right-of-way		Density:
Sector Plan:	Southwest 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-3 (General Commercial)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:



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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Turkey Creek, Phase 3		
Surveyor:	Site, Inc.		
No. of Lots Proposed:	3	No. of Lots Approved: 3	
Variances Requested:	1. Intersection grade variance on Turkey Cove Ln. at Parkside Dr., from 1% to 3%.		
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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.		
	APPROVE the Concept Plan subject to 6 conditions:		
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90). Coordination with and approval by both the Knoxville Department of Engineering and the Town of Farragut on the design and relocation of the detention basins for this area of Turkey Creek to tax parcel 142DA009 prior to obtaining development approval for the commercial lots. Review and approval by the Knoxville Department of Engineering of the Traffic Impact Study and proposed lane configuration and signalization for the intersection of Parkside Dr., and the proposed public street (Turkey Cove Ln.) prior to obtaining Design Plan approval from the City for this proposed subdivision. Meeting all applicable requirements of the Knoxville Department of Engineering. 		
	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 to resubdivide five lots with a total of 33.45 acres, into three lots with an area of 32.09 acres and a new public street serving a 33.95 acre tract in the Town of Farragut. The proposed public street will provide access to two of the commercial lots and will also serve a proposed 74 lot residential subdivision in the Town of Farragut. As presently designed, the new street will not provide a connection to existing streets within the Town of Farragut.		
	A Draft Traffic Impact Study has been submitted for consideration for the proposed development of the commercial tracts and residential subdivision. At this time, staff is recommending approval of the proposed Concept Plan with the condition that the Traffic Impact Study and proposed lane configuration and signalization for the intersection of Parkside Dr., and the proposed public street (Turkey Cove Ln.) be approved prior to obtaining Design Plan approval from the City for this proposed subdivision.		
	The proposed development of the commercial lots also involves a proposed relocation of the detention basins on the lots to the adjoining tract in the Town of Farragut. The applicant has been working with the Knoxville Department of Engineering and the Town of Farragut on the design and relocation of the detention basins.		
	A final plat is also before the Planning Commission at this meeting for the subdivision and transfer of the commercial lots and access for the adjoining property. The proposed public street is identified as an access strip to the tract in the Town of Farragut and is not being approved at this time as a public street.		
MPC Action:	Approved MPC Meeting Date: 4/8/2004		
Details of MPC action:			
Summary of MPC action:	APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.		

APPROVE the Concept Plan subject to 6 conditions:

Date of MPC Approval:

4/8/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Legislative Body:

Withdrawn prior to publication?:
Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

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: