

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 4-SD-18-C Related File Number:
Application Filed: 2/26/2018 Date of Revision:
Applicant: LYNCH SURVEYS

PROPERTY INFORMATION

General Location: Southwest side of Simmons Rd., northwest side of Dutchtown Rd.
Other Parcel Info.:
Tax ID Number: 131 068 Jurisdiction: County
Size of Tract: 15.25 acres
Accessibility: Access is via Simmons Rd., a local street with a pavement width of 36' within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land and mixed businesses - CB (Business and Manufacturing) / TO (Technology Overlay) & CB
South: Mixed businesses - CB (Business and Manufacturing) / TO (Technology Overlay) & CB
East: Business - PC (Planned Commercial) / TO (Technology Overlay)
West: Mixed businesses - CB (Business and Manufacturing)
Proposed Use: Non-residential Subdivision Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 Dutchtown Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing) / TO (Technology Overlay) & CB
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: Dutchtown Office Park

No. of Lots Proposed: 7 No. of Lots Approved: 7

Variances Requested: 1. Variance to reduce the cul-de-sac transition radius for the edge of pavement on the south side of Road A, from 75' to 45'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): DENY variance 1 which is an as-built condition that Knox County is requiring the applicant to correct.

APPROVE the Concept Plan subject to 6 conditions:

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
 3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works, and shall be installed at the time the street improvements are installed for the subdivision.
 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 5. Placing a note on the final plat that all lots will have access only to the internal street system.
 6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Comments: The applicant is proposing to subdivide this 15.25 acre tract into 7 lots for development under the CB (Business and Manufacturing) zoning district. The proposed public street that will serve the subdivision will have access to Simmons Rd., a local street.

A concept plan approval (9-SB-15-C) for 8 lots was previously granted by the Planning Commission on October 8, 2015 for this proposed subdivision. While the developer had obtained design plan approval for the subdivision and has been constructing the required infrastructure, he failed to obtain approval of and record the final plat before the concept plan had expired. The final plat for this subdivision is also before the Planning Commission at this meeting for approval (4-SM-18-F).

Given the anticipated number of trips that will be generated by this development, the applicant was required to have a traffic impact study prepared. The Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc., and as revised on September 21, 2015, identified that the existing street network has adequate capacity to handle the proposed development and off-site street improvements are not required.

Since six of the proposed lots are located within the TO (Technology Overlay) zoning district, approval will be required from the Tennessee Technology Corridor Development Authority (TTCDA) for any development on those lots.

A previous condition on establishing a greenway easement along Turkey Creek on this property has been deleted. It has been determined by Knox County that the easement will not be needed in this area.

Action: Approved

Meeting Date: 4/12/2018

Details of Action:

Summary of Action: DENY variance 1 which is an as-built condition that Knox County is requiring the applicant to correct. APPROVE the Concept Plan subject to 6 conditions:

Date of Approval: 4/12/2018

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: