

**CASE SUMMARY**  
**APPLICATION TYPE: SUBDIVISION**

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

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**FINAL PLAT**

**File Number:** 4-SM-01-F **Related File Number:**  
**Application Filed:** 3/16/2001 **Date of Revision:**  
**Applicant:** ROBERT BEDWELL  
**Owner:** TURKEY CREEK LAND PARTNERS

**PROPERTY INFORMATION**

**General Location:** East side of Lovell Rd, north side of Deerbrook Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 131 J E 001 & 011 **Jurisdiction:** City  
**Size of Tract:** 1.75 acre  
**Accessibility:**

**GENERAL LAND USE INFORMATION**

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** **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)/F-1 (Floodway)  
**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:** Creekside Trade Center, Revised Plat of Lots 1 and 11R  
**Surveyor:** LeMay & Associates  
**No. of Lots Proposed:** 2                   **No. of Lots Approved:** 2  
**Variances Requested:** 1. Reduce the radius required at the intersection of Lovell Rd and Deerbrook Dr. from 75' to 25'  
**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

**MPC ACTION AND DISPOSITION**

**Planner In Charge:**

**Staff Recomm. (Abbr.):** Approve Variance.  
DENY FINAL PLAT.

**Staff Recomm. (Full):** Staff's recommendation for denial is based on the fact that the proposal for direct access to Lovell Rd as set forth in this final plat is a substantive change to the Concept Plan approved in 1991, as well as a previously approved Final Plat. This substantive change would require the applicant to request a revision to the Concept Plan to address this issue.

**Comments:** The Concept Plan for this commercial subdivision, approved by the MPC in 1991, limited the access for all lots to the internal street system only. The Final Plat, approved and recorded in 1992, also restates this same limited access condition. The applicant owns two lots in the subdivision which abutt Lovell Rd. Lot 11R has direct access to the internal street, Deerbrook Dr, and Lot 1 has access to Deerbrook via an easement over Lot 11R. The applicant is proposing a right-in/right-out shared access to Lovell Rd for the two lots contrary to the limited access condition.

It is Staff's position that creating this access point is not in keeping with the transportation policy of the General Plan for Knoxville-Knox County which recommends that access to adjacent properties from arterial streets should be minimized. The major benefits for limiting access points to arterial streets are safety and the maintenance of roadway capacity.

**MPC Action:** Denied

**MPC Meeting Date:** 4/12/2001

**Details of MPC action:**

**Summary of MPC action:** Approve Variance and Deny Final Plat

**Date of MPC Approval:**

**Date of Denial:** 4/12/2001

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:** 4/16/2001

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** City Council

**Date of Legislative Action:** 5/15/2001

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Denied

**Disposition of Case, Second Reading:**

**If "Other":** Appeal denied

**If "Other":**

**Amendments:**

**Amendments:**

Appeal denied

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**