

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: West Park Baptist Church Subdivision

Surveyor: Land Development Solutions

No. of Lots Proposed: 4 **No. of Lots Approved: 4**

Variations Requested: 1. Intersection grade variance on the proposed Pheasants Glen Dr. at Middlebrook Pike, from 1% to 3%.
2. Intersection spacing variance between the proposed Pheasants Glen Dr. and Amburn Ln., from 400' to 215.08'.
3. Corner radius variance at the intersection of the proposed Pheasants Glen Dr. and Middlebrook Pike, from 75' to 35'.
4. Intersection spacing variance between the centerlines of the section of Pheasants Glen Dr. that is proposed for closure and the point where Pheasants Glen Dr. intersects on itself, from 125' to 100'.

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 variances 1 - 4 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 9 conditions:

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Obtaining a street connection permit from the Tennessee Department of Transportation.
6. 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.
7. The proposed street must be completed prior to approval of the final plat.
8. The proposed street closure or street name change for the 700' section of Pheasants Glen Dr., must be approved before the final plat is approved for the new street.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments: The applicant is proposing to construct a new street that will result in the relocation of Pheasants Glen Dr., the public street that serves Pheasants Glen Subdivision. The proposed street will connect at its eastern end with the existing Pheasants Glen Dr. where it enters the subdivision, and extend to the west then southwest where it will intersect with Middlebrook Pike across from Roderick Rd. Once this new street is constructed and ready for dedication as a public street, the applicant plans to request the closure of that stretch of the existing Pheasants Glen Dr. between Middlebrook Pike and the point where the street enters the subdivision (a distance of approximately 700'). The applicant is requesting the street changes to allow for improved circulation between the church properties that are located on both sides of the existing public street. If the request for the street closure is not approved, the applicant will have to request a street name change for that portion of the street that is proposed for closure.

MPC's approval or denial of the concept plan is final, unless the action is appealed to Knox County Chancery Court.

MPC Action: Approved

MPC Meeting Date: 5/13/2004

Details of MPC action:

Summary of MPC action: APPROVE variances 1 - 4 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 9 conditions:

Date of MPC Approval: 5/13/2004

Date of Denial:

Postponements:

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: