CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number:	5-SB-20-C	Related File Number:
Application Filed:	3/23/2020	Date of Revision:
Applicant:	CHRIS BURKHART / ROCK POINTE DEVELOPMENT, LLC	

PROPERTY INFORMATION

General Location:	Property bounded by I-40, Nash Rd., Spring Hill Rd & Rutledge Pk		
Other Parcel Info.:			
Tax ID Number:	70 M E 001,002, 00203 OTHER: 071IA001,00101,00201,0 Jurisdiction: City		
Size of Tract:	19.1 acres		
Accessibility:	Access is via Rutledge Pike, a major arterial street with four lanes and a center median on the west and Spring Hill Road a local street with a 30' pavement width on the east.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Mixed businesses and vacant land.		
Surrounding Land Use:	North: I-40 and the I-40 / Rutledge Pike Interchange South: Businesses and residences - C-G-2 (General Commercial), RN-1 (Single-Family Residential Neighborhood) and I-G (General Industrial) East: Residences - RN-1 (Single-Family Residential Neighborhood) West: Rutledge Pike and businesses - C-N (Neighborhood Commercial)		
Proposed Use:	Road alignment for new public street and nonresidential lots.		Density:
Sector Plan:	East City	Sector Plan Designation:	
Growth Policy Plan:	N/A		
Neighborhood Context:			

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

Street:

325 0, 305, 288, & 308 Pelham Rd,; 1013, 1001, & 1057 Spring Hill Rd.,: 0 McCalla Ave.: 0 & 383 Nash Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	I-G (General Industrial), C-G-2 (General Commercial) and RN-1 (Single-Family Residential Neighborhood)
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:	Rock Pointe Development, LLC		
No. of Lots Proposed:	10	No. of Lots Approved:	0
Variances Requested:	To be determined.		

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	PLANNING	COMMISSION ACTION AND L	DISPOSITION	
Planner In Charge:	Mike Reynolds			
Staff Recomm. (Abbr.):	TABLE the concept plan as requested by the applicant.			
Staff Recomm. (Full):	The applicant is requesting to table to application to allow additional time to address comments from staff. The application can remain on the table for 1 year and the applicant can request a 1 year extension (2 years total).			
Comments:	The applicant has submitted a concept plan for a proposed nonresidential subdivision located on the south side I-40 and on the east side of the I-40 / Rutledge Pike interchange. The proposed subdivision includes a new public street that will provide a connection between Spring Hill Road on the east and Rutledge Pike on the west. As designed, the new street will become an extension of Spring Hill Road, The new street will act as a collector street since it will provide a connection between two sections of Rutledge Pike, a major arterial street. The proposed subdivision will also include the resubdivision of approximately 19 acres of land that is zoned I-G (General Industrial), C-G-2 (General Commercial) and RN-1 (Single-Family Residential			
Action:	Neighborhood) Withdrawn		Meeting Date:	9/10/2020
Details of Action:			-	
Summary of Action:	Untable and withdraw application			
Date of Approval:		Date of Denial:	Postponements:	5/14/2020 - 8/13/2020
Date of Withdrawal:	9/9/2021	Withdrawn prior to publication?:	Action Appealed?	:
	LEGIS	SLATIVE ACTION AND DISPO	SITION	
Legislative Body:	Knox County C			
Date of Legislative Action		Date of Legislative	Action Second Readin	a.

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: