

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Brown Property - Middlebrook Pike

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 8 No. of Lots Approved: 0

Variances Requested: 1. Intersection radius variance for right-of-way and pavement from 75' to 50'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE variance 1 due to the projected traffic conditions and the proposed variance will not cause a traffic problem

APPRVE the concept plan subject to 8 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Placing a note on the final plat that all lots with the exception of lot 6 will have access from the internal street system only.
4. Constructing the proposed street to meet the standards for a commercial street as required by the Knox County Dept. of Engineering and Public Works.
5. Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.
6. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
7. Obtaining a street connection permit from the Tenn. Dept. of Transportation.
8. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments: The applicant is proposing to divide this 9.28 acre site into 8 lots. This will be a commercial development with lots ranging in size from one-half acre to approximately 2 acres. Access to the development will be via an internal street from Middlebrook Pk. and Bob Kirby Rd. Middlebrook Pike is currently being improved to a four-lane, median divided roadway by the State of Tenn. With the exception of lot 6, staff is requiring that all lots limit their access to the internal street system only.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed commercial subdivision is consistent in use and intensity with the recent zoning and subdivision development in the area.
3. Primary access to this project will be limited to the internal street system.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed commercial subdivision meets the standards for development within the CA (General Business) Zone and all other requirements of the Zoning Ordinances.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: It is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector permits Commercial and Mixed use (office, commercial & medium density residential) development to occur on this site. Development of this site as proposed conforms to the Sector plan.

MPC's approval or denial of this subdivision request is final, unless the action is appealed to City Council, or Knox County Chancery Court, as appropriate. The date of the City Council appeal hearing will depend on when the appeal application is filed.

MPC Action: Approved as Modified

MPC Meeting Date: 5/13/2004

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Removed at 5/13/2004 MPC Meeting. .
4. Constructing the proposed street to meet the standards for a commercial street as required by the Knox County Dept. of Engineering and Public Works.
5. Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.
6. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
7. Obtaining a street connection permit from the Tenn. Dept. of Transportation.
8. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Summary of MPC action: APPROVE variance 1 due to the projected traffic conditions and the proposed variance will not cause a traffic problem
APPRVE the concept plan subject to 7 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: