# CASE SUMMARY

#### **APPLICATION TYPE: SUBDIVISION**

CONCEPT PLAN

File Number:6-SC-06-CRelated File Number:Application Filed:5/8/2006Date of Revision:Applicant:SADDLEBROOK DEVELOPMENT, LLCOwner:B & J ENTERPRISES

#### **PROPERTY INFORMATION**

GENERAL LAND USE INFORMATION

General Location:	West side of Centerpoint Blvd., north of Lovell Rd.		
Other Parcel Info.:			
Tax ID Number:	118 16.07 AND PART OF 17	Jurisdiction:	County
Size of Tract:	7.9 acres		
Accessibility:	Access is via Centerpoint Blvd a local street with a 32' pavement width within a 60' right-of-way.		

**Existing Land Use:** Vacant land Surrounding Land Use: North: Vacant land / BP (Business and Technology) & TO (Technology Overlay) South: Vacant land and business park / BP (Business and Technology), PC (Planned Commercial) & TO (Technology Overlay) East: Business park / BP (Business and Technology), PC (Planned Commercial) & TO (Technology Overlay) West: Vacant land / A (Agricultural) and TO (Technology Overlay) **Proposed Use:** Office and mixed use Density: Sector Plan: Northwest County Sector Plan Designation: **Growth Policy Plan:** Planned Growth Area

BP (Business and Technology) / TO (Technology Overlay) and OB (Office, Medical, and Related

Neighborhood Context:

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

Services) / TO

Street:

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Former Zoning: Requested Zoning:

**Current Zoning:** 

Previous Requests:

Extension of Zone:

History of Zoning:



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Current Plan Category:

**Requested Plan Category:** 

SUBDIVISION INFORMATION (where applicable)				
Subdivision Name:	Centerpoint Commons / Lovell Crossing			
Surveyor:	Cannon & Cannon			
No. of Lots Proposed:	5	No. of Lots Approved: 5		
Variances Requested:	<ol> <li>Variance to reduce the intersection radii of Road A at Centerpoint Blvd. from 75' to 25'.</li> <li>Variance to allow an AASHTO T-type turnaround at STA 10+35.74 on Road A instead of a cul-de- sac turnaround.</li> </ol>			

S/D Name Change:

### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC	CACTION AND DISPOSITIO	N
Planner In Charge:	Tom Brechko		
Staff Recomm. (Abbr.):	APPROVE variances 1 & 2 because site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.		
	APPROVE the Con	cept Plan subject to 6 conditions	
Staff Recomm. (Full):	<ul> <li>Health Department.</li> <li>Provision of stree System within Knox</li> <li>Extending the sid the multi-family dev</li> <li>Meeting all appli Works.</li> <li>Prior to certificat that will be responsi</li> </ul>	et names which are consistent with the county (County Ord. 91-1-102). dewalk located on the south side of Ro- relopment site. icable requirements of the Knox County ion of the final plat for the subdivision, ible for maintenance of the common are	levant requirements of the Knox County Uniform Street Naming and Addressing ad A to the southwest to the access drive for Department of Engineering and Public establishing a property owners association ea and drainage system. approval for the BP/TO parcel (11-M-05-UR).
Comments:	As a condition of the use-on-review approval (11-M-05-UR) granted to Saddlebrook Development, LLC for this site, the access roads serving the development were required to meet public street design standards. This application includes the design details for the access road from Centerpoint Blvd. that is being submitted as a public street. The proposed subdivision of the property includes a total of five lots and a common area located on the south side of the proposed street at the intersection with Centerpoint Blvd. A final plat for this subdivision is also being considered at this meeting.		
MPC Action:	Approved		MPC Meeting Date: 6/8/2006
Details of MPC action:	<ol> <li>Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.</li> <li>Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).</li> <li>Extending the sidewalk located on the south side of Road A to the southwest to the access drive for the multi-family development site.</li> <li>Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.</li> <li>Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.</li> <li>Meeting all applicable conditions of the use-on-review approval for the BP/TO parcel (11-M-05-UR).</li> </ol>		
Summary of MPC action:	APPROVE variances 1 & 2 because site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.		
	APPROVE the Con	cept Plan subject to 6 conditions	
Date of MPC Approval:	6/8/2006	Date of Denial:	Postponements:

# 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: