



Current Plan Category:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Creekside Trade Center  
Surveyor: LeMay & Associates  
No. of Lots Proposed: 0                      No. of Lots Approved: 0  
Variances Requested: None  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: TPB

Staff Recomm. (Abbr.): APPROVE the applicant's request to delete the condition from the Concept Plan approval (9-SD-91-C) that prohibited direct access from Lots 1 & 15 to Lovell Rd. and permit a shared access onto Lovell Rd., subject to 4 conditions:

Staff Recomm. (Full):  
1. Permit a shared right-in/right-out only access drive from Lots 1 and 11R (formerly Lot 15) of Creekside Trade Center onto Lovell Rd. with the necessary signage and pavement markings that clearly identifies this access as right-in/right-out only.  
2. The right-in/right-out only access drive must be approved by the Tennessee Department of Transportation and Knox County Department of Engineering and Public Works.  
3. The permanent easement for access from Deerbrook Dr. to Lot 1 must remain as the primary access.  
4. Meeting all other conditions of the Concept Plan approval for case # 9-SD-91-C.

Comments: The Concept Plan for this subdivision was approved by the Planning Commission on October 10, 1991, for a total of 15 lots for non-residential development (See attached copy of Staff report). A condition of the Concept Plan approval restricted access for the lots fronting on Lovell Rd. to the internal road system only (Deerbrook Drive). The Final Plat, approved and recorded in 1992, also restates this same limited access condition.

The applicant owns two lots in the subdivision which abut 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 submitted a final plat for consideration by the Planning Commission at their April 12, 2001 that proposed a right-in/right-out shared access to Lovell Rd for the two lots contrary to the limited access condition. Staff recommended denial of the final plat based on the fact that the proposal for direct access to Lovell Rd was 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. The Planning Commission denied the final plat. The applicant is requesting that the Concept Plan approval be amended to delete the condition from the Concept Plan that prohibited direct access to Lovell Rd. from the two lots in question, and permit a shared access onto Lovell Rd.

The Tennessee Department of Transportation has recently upgraded Lovell Rd in the area of the proposed access. The improvements include a four lane road, divided by a median, with turn lanes at each intersection. The area in front of the proposed access includes two travel lanes and a north-bound right turn lane, with a median separating the north and south bound lanes. It is the position of the MPC Staff and City and County Engineering Staff, that with the proper signage and pavement markings, a restricted right-in/right-out only access drive from Lots 1 and 11R onto Lovell Rd. would be acceptable. Primary access to the two lots must be maintained from Deerbrook Dr. Staff is recommending approval of the access with four conditions.

MPC Action: Approved

MPC Meeting Date: 7/12/2001

Details of MPC action:

Summary of MPC action: APPROVE the applicant's request to delete the condition from the Concept Plan approval (9-SD-91-C) that prohibited direct access from Lots 1 & 15 to Lovell Rd. and permit a shared access onto Lovell Rd., subject to 4 conditions:

Date of MPC Approval: 7/12/2001

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: