CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

7-SA-01-C File Number: Application Filed: 5/23/2001 Applicant: ROBERT BEDWELL Owner: **ROBERT BEDWELL**

PROPERTY INFORMATION

General Location: North side of Deerbrook Dr., east side of Lovell Rd. **Other Parcel Info.:** Tax ID Number: 131 J E 1 & 11 Jurisdiction: City Size of Tract: 1.74 acres Access is via Deerbrook Dr., a local street with 26' pavement width within a 50' right-of-way. Requested Accessibility: access is via Lovell Rd., a minor arterial street with a required right-of-way of 100'.

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:	North: C-3 (General Commercial) & F-1 (Floodway) / Commercial development South: C-3 (General Commercial) / Commercial development East: CA (General Business) / Commercial development West: Town of Farragut		
Proposed Use:	Commercial use permitted under C-3 (General Commercial) Zoning Density: NA		
Sector Plan:	Southwest County Sector Plan Designation:		
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)





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C-3 (General Commercial) & F-1 (Floodway)

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	CACTION AND DISPO	SITION		
Planner In Charge:	ТРВ				
Staff Recomm. (Abbr.):		t access from Lots 1 & 15 to L	ndition from the Concept Plan approval (9-SD-91-C) ovell Rd. and permit a shared access onto Lovell Rd.,		
Staff Recomm. (Full):	 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. 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. The permanent easement for access from Deerbrook Dr. to Lot 1 must remain as the primary access. Meeting all other conditions of the Concept Plan approval for case # 9-SD-91-C. 				
Comments:	for a total of 15 lots the Concept Plan a	for non-residential development pproval restricted access for the rook Drive). The Final Plat, ap	ed by the Planning Commission on October 10, 1991, nt (See attached copy of Staff report). A condition of e lots fronting on Lovell Rd. to the internal road proved and recorded in 1992, also restates this same		
	internal street, Deer applicant submitted proposed a right-in/ condition. Staff rec access to Lovell Rd previously approved revision to the Cond applicant is request	brook Dr, and Lot 1 has acces a final plat for consideration by right-out shared access to Love ommended denial of the final p was a substantive change to t d Final Plat. This substantive of cept Plan to address this issue. ing that the Concept Plan appro- prohibited direct access to Love	ch abut Lovell Rd. Lot 11R has direct access to the s to Deerbrook via an easement over Lot 11R. The / the Planning Commission at their April 12, 2001 that ell Rd for the two lots contrary to the limited access lat based on the fact that the proposal for direct he Concept Plan approved in 1991, as well as a hange would require the applicant to request a The Planning Commission denied the final plat. The oval be amended to delete the condition from the ell Rd. from the two lots in question, and permit a		
	proposed access. each intersection. bound right turn lan the MPC Staff and (markings, a restricted acceptable. Primar	The improvements include a fo The area in front of the propose e, with a median separating the City and County Engineering S ed right-in/right-out only access	recently upgraded Lovell Rd in the area of the ur lane road, divided by a median, with turn lanes at ed access includes two travel lanes and a north- e north and south bound lanes. It is the position of taff, that with the proper signage and pavement a drive from Lots 1 and 11R onto Lovell Rd. would be e maintained from Deerbrook Dr. Staff is inditions.		
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:		

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: