

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 7-SD-01-C **Related File Number:**
Application Filed: 6/11/2001 **Date of Revision:**
Applicant: SCHAAD PROPERTIES
Owner: JMP DEVELOPMENT CO, LLC

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northwest side of Lovell Rd., northeast of Gilbert Dr.
Other Parcel Info.:
Tax ID Number: 118 51, 52, 53 & 54 **Jurisdiction:** County
Size of Tract: 11.67 acres
Accessibility: Access is via Lovell Rd., a minor arterial street with 22' of pavement width within a 50' right-of-way (100' right-of-way required).

GENERAL LAND USE INFORMATION

Existing Land Use: 11 lot commercial subdivision under construction
Surrounding Land Use: North: A (Agricultural) / Vacant land
South: T (Transition) / Trailer park
East: CB (Business and Manufacturing) / Businesses
West: A (Agricultural) / Vacant land
Proposed Use: 11 lot commercial subdivision **Density:** NA
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing)
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: Terrapin Station (Revised)
Surveyor: Batson, Himes, Norvell & Poe
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 (Concept Plan approval, 10-SD-00-C) on certifying 400' of sight distance to the north along Lovell Rd. for future road improvements, subject to 2 conditions:
Staff Recomm. (Full): 1. Prior to final plat approval, record a line-of-sight easement across the adjoining property to the north along Lovell Rd., in order to guarantee the required sight distance of 400'. 2. Meeting all other conditions of the Concept Plan approval for case # 10-SD-00-C.
Comments: The Concept Plan for this subdivision was approved by the Planning Commission on October 12, 2000, for a total of 11 lots for non-residential development. A condition of the Concept Plan approval requires that the applicant's surveyor must certify on the final plat, that there is 400' of sight distance to the north along Lovell Rd. from the subdivision's entrance. This certification is required for both the existing road conditions and with future road improvements planned by the Tennessee Department of Transportation (TDOT). This condition was recommended on the presumption that TDOT's plans for widening the road would be completed prior to submission of a final plat for the subdivision. The applicant has now submitted a final plat for the first unit of the subdivision and is unable to certify the sight distance since TDOT's plans have not been completed. Staff is recommending that the condition for certification of sight distance for future improvements be deleted. On a related issue, on a recent site visit, it appeared that in order to obtain the required sight distance for existing road conditions, the line-of-sight will cross the adjoining property. Staff is recommending that a condition be placed on the concept plan approval requiring the recording of a line-of-sight easement across the adjoining property to the north, prior to approval of the final plat.

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 (Concept Plan approval, 10-SD-00-C) on certifying 400' of sight distance to the north along Lovell Rd. for future road improvements, subject to 2 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: