

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 7-SD-03-C **Related File Number:** 7-F-03-UR
Application Filed: 6/9/2003 **Date of Revision:**
Applicant: SOUTHLAND GROUP, INC.
Owner: TIMBER OUTLETS INVESTMENT, 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

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PROPERTY INFORMATION

General Location: Southeast side of Strawberry Plains Pike, southwest side of Huckleberry Springs Rd.
Other Parcel Info.:
Tax ID Number: 73 023.04 **Jurisdiction:** County
Size of Tract: 24.8 acres
Accessibility: Access is via Strawberry Plains Pike and Huckleberry Springs Rd., both minor arterial streets.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Commercial and service businesses / C-6 (General Commercial Park) & I-3 (General Industrial)
South: I-40 / OS-1 (Open Space Preservation)
East: Residences / PC (Planned Commercial), A (Agricultural) and A-1 (Agricultural)
West: Commercial businesses & I-40 Exit 398 / C-3 (General Commercial) & C-5 (Tourist Commercial)
Proposed Use: Commercial subdivision **Density:** NA
Sector Plan: East County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside 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: PC (Planned Commercial)
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: Rufus Smith's Commercial Tract - Strawberry Plains Pike
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 11 **No. of Lots Approved:** 0
Variances Requested:
1. Reduction of required roadway width, from 32' to 26'.
2. Horizontal curve variance on the proposed Huckleberry Springs Rd., at station 0+50, to 100'.
3. Horizontal curve variance on the proposed Huckleberry Springs Rd., at station 9+50, from 400' to 300'.
4. Horizontal curve variance on the proposed Huckleberry Springs Rd., at station 11+00, from 400' to 300'.
5. Vertical curve variance on old Huckleberry Springs Rd., at station 0+60, from 150' to 60'.
6. Intersection spacing variance between old and proposed Huckleberry Springs Rd. on Strawberry Plains Pike, from 400' to 381'.
7. Reduction of right-of-way of Road B from 70' to 50'.
8. Reduction of right-of-way of the proposed Huckleberry Rd. from the intersection with Road B south to the tie-in with the old Huckleberry Springs Rd., from 70' to 50'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko
Staff Recomm. (Abbr.): APPROVE variances 1-7 because site constraints restrict compliance with the Subdivision Regulations & the proposed variances will not create a traffic hazard.
DENY variance 8 since there is no hardship

APPROVE the concept plan subject to 9 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Revising the concept plan so that all lots will have access only to the relocated Huckleberry Springs Rd. or Road B, with no direct access to Strawberry Plains Pike.
4. Submitting plans for the proposed access to Lot 3 to the Knox County Department of Engineering and Public Works and MPC Staff at the design plan phase of the subdivision to determine if the lot will be considered a buildable lot.
5. Detailed plans for the design and responsibility of costs associated with the road improvements to Strawberry Plains Pike and the relocated Huckleberry Springs Rd. shall be worked out between the Knoxville Department of Engineering, Knox County Department of Engineering and Public Works, and the developer during the design plan phase of the subdivision.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Revising the concept plan to include a Type A landscape screen (see attachment) along the residential lots on the east side of the property between lots 3 and 11. The location of the screen within the public right-of-way is subject to approval by the Knox County Department of Engineering and Public Works.
8. Meeting all requirements of the approved use on review development plan.
9. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The applicant is proposing to subdivide this 24.8 acre tract into 11 lots for development under the PC (Planned Commercial) Zoning standards. The street system for the subdivision includes a proposal for the relocation of the northern end Huckleberry Springs Rd., a minor arterial street, through this property. There has been a proposal in the works for some time to realign Huckleberry Springs Rd. with Brakebill Rd. The John Lord Subdivision that was previously approved on the north side of Strawberry Plains Pike included the plans for the relocation of Brakebill Rd. The northern portion of the existing Huckleberry Springs Rd. will tie into the new segment and will also continue to access Strawberry Plains Pike.

A traffic impact study was submitted for the subdivision that includes the recommendation to signalize the proposed intersection of Strawberry Plains Pike and the new Huckleberry Springs Rd. A number of turn lanes are also proposed both with and without the realignment of Brakebill Rd. Since the details of the proposed improvement have not been worked out, Staff is recommending a condition that the design details and responsibility for the costs of the improvements be worked out between the Knoxville Department of Engineering, Knox County Department of Engineering and Public Works, and the developer during the design plan phase of the subdivision.

The traffic impact study also included the assumption that access to Lot 1 of the subdivision would be from Strawberry Plains Pike with the remaining lots having access only to the realigned Huckleberry Springs Rd. and proposed Road B. The revised concept plan only restricts Lot 3 from having access to Strawberry Plains Pike (allowing Lots 1 and 2 to have access). It is Staff's recommendation that all lots be restricted from having access to Strawberry Plains Pike. The transportation policy of The General Plan for Knoxville-Knox County recommends that access to adjacent properties from arterial streets should be minimized. The concept plan can be revised so that all lots have access only to streets within the subdivision.

With the realignment of Huckleberry Springs Rd., Lot 3 is created at a location close to the intersection with Strawberry Plains Pike that has severe limitations for access. With the number of turn lanes proposed on Huckleberry Springs Rd. it will be difficult to provide safe access to the lot. Staff is recommending a condition that plans for the proposed access to Lot 3 be submitted with the plans for the proposed street improvements to the Knox County Department of Engineering and Public Works and MPC Staff at the design plan phase of the subdivision to determine if the lot will be considered a buildable lot.

In order to reduce the impact of the commercial development on the residential lots on the east side of the tract, Staff is recommending that the applicant plant a Type A landscape screen (see attached standards) along the residential lots between Lots 3 and 11. The location of the screen within the public right-of-way is subject to approval by the Knox County Department of Engineering and Public Works.

Concerning variance request #8, the Knox County Department of Engineering and Public Works has stated that they will not support a right-of-way reduction to 50', but they will support a reduction to 60'.

MPC Action:

Approved as Modified

MPC Meeting Date: 7/10/2003

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Revising the concept plan so that all lots will have access only to the relocated Huckleberry Springs Rd. or Road B, with no direct access to Strawberry Plains Pike except for Lot One which may be considered for access to Strawberry Plains Pike at the design plan phase. (As revised by the MPC)
4. Submitting plans for the proposed access to Lot 3 to the Knox County Department of Engineering and Public Works and MPC Staff at the design plan phase of the subdivision to determine if the lot will be considered a buildable lot.
5. Detailed plans for the design and responsibility of costs associated with the road improvements to Strawberry Plains Pike and the relocated Huckleberry Springs Rd., and access to Lot One, shall be worked out between the Knoxville Department of Engineering, Knox County Department of Engineering and Public Works, MPC Staff, and the developer during the design plan phase of the subdivision. (As revised by the MPC.)
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Revising the concept plan to include a Type A landscape screen (see attachment) along the residential lots on the east side of the property between lots 3 and 11. The location of the screen within the public right-of-way is subject to approval by the Knox County Department of Engineering and Public Works.
8. Meeting all requirements of the approved use on review development plan.
9. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Summary of MPC action:

APPROVE variances 1-8 because site constraints restrict compliance with the Subdivision Regulations & the proposed variances will not create a traffic hazard. (Variance 8 was modified to 60'.)
APPROVE the concept plan subject to 9 conditions

Date of MPC Approval:

7/10/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: