

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 7-SE-03-C **Related File Number:**  
**Application Filed:** 6/9/2003 **Date of Revision:**  
**Applicant:** RICHARD JOHNSON  
**Owner:** RICHARD JOHNSON

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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

## PROPERTY INFORMATION

**General Location:** West side of Pleasant Ridge Rd., north of Old Callahan Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 67 224 AND PART OF 225 **Jurisdiction:** County  
**Size of Tract:** 9.74 acres  
**Accessibility:** Access is via Pleasant Ridge Rd. a minor arterial street with a 20' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Service business and vacant land  
**Surrounding Land Use:** North: Vacant land / I (Industrial)  
South: Auction business / LI (Light Industrial)  
East: Commercial and service businesses/ CA (General Business)  
West: Vacant land / I (Industrial)  
**Proposed Use:** Commercial/Industrial Subdivision **Density:** NA  
**Sector Plan:** Northwest 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:** I (Industrial)  
**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: Johnson Subdivision on Pleasant Ridge Road

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 9                      No. of Lots Approved: 0

Variances Requested: 1. Reduction of the right-of-way radius at the intersection of Road A and Pleasant Ridge Rd., from 75' to 25'.  
2. Reduction of the pavement radius at the intersection of Road A and Pleasant Ridge Rd., from 75' to 50'.  
3. Vertical curve variance on Road A at station 0+75, from 163.5' to 100'.

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 - 3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE concept plan for 9 commercial/industrial lots subject to 6 conditions

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).  
3. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.  
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
5. Place a note on the final plat that all lots will have access only to the internal street system.  
6. 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.

With the conditions noted, the request meets all requirements for approval of a Concept Plan.

Comments: The applicant is proposing to subdivide this 9.74 acre tract into 9 lots for commercial and industrial use. Access to the proposed subdivision is via Pleasant Ridge Rd., just south of the one-way (southbound from Clinton Pike) portion of the road. Access to all lots will be from the internal road system. Lot sizes in the subdivision range from 0.48 to 2.51 acres. The road section is designed to industrial use standards.

MPC Action: Approved

MPC Meeting Date: 7/10/2003

Details of MPC action:

Summary of MPC action: APPROVE variances 1 - 3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE concept plan for 9 commercial/industrial lots subject to 6 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:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**