

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Southgrove

Surveyor: Wilbur Smith Associates

No. of Lots Proposed: 17 No. of Lots Approved: 0

Variances Requested: 1. Horizontal curve variance from 250' to 200' at sta 11+75oad A

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

APPROVE the Concept Plan subject to 20 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Design the western most access to W. Governor John Sevier Hwy. to accommodate two-way traffic
3. Rezoning the Agriculturally zoned portion of the site to CA (General Business)
4. Placing the detention area on a lot, providing access to the detention lot, and clarifying ownership and maintenance responsibility for the detention area.
5. Provision of permanent access to the existing cemetery on the site.
6. Show driveway location for each lot. All lots with the exception of lots A, B & L are to be accessed via the internal street system only
7. No grading permits are to be issued for this project until final design of roads, lane configuration and traffic control devices have been reviewed and approved by the Knox County Dept. of Engineering and Public Works and the Tenn. Dept. of Transportation
8. Completion of all road improvements to Chapman Hwy and W. Gov. John Sevier Hwy. that are identified in the traffic impact study will be the responsibility of the applicant. The applicant will be required to post performance bonds to insure the completion of all of the improvements prior to the approval of a final plat for any portion of this site.
9. Timing of the construction / installation of the identified road improvements will be determined by the Knox County Dept. of Engineering and Public Works and the Tenn. Dept. of Transportation
10. Construct and dedicate Road B as a public street
11. Prior to design plan approval, address the issues raised in the letter from MPC staff regarding the traffic impact statement (attached)
12. Provide required horizontal and vertical curve information for the planned roadways. Show stationing on the plan view drawing
13. Road profiles must show locations of intersection streets & elevation callouts
14. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
15. Certification on the final plat by the applicant's engineer that sight distance at all locations of intersecting streets meet the requirements as called out the Subdivision Regulations (Section 62-88)
16. Provision of appropriate corner radii or requesting the needed variances
17. Installing sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
18. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102)
19. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation
20. A final plat based on this concept plan will not be accepted for review by the MPC until certification of design plan has been submitted to MPC staff

Comments:

The applicant is proposing a subdivision that will accommodate over 400,000 sq. ft. of commercial space and a number of out parcels that will be developed with commercial tenants. With any development of this size, the impact of the traffic that will be generated by this project is a major

concern. The applicant has had a traffic impact study prepared. This plan has been reviewed by the staff of the MPC, Knox County Dept. of engineering and Public Works and the Tenn. Dept. of Transportation. Staff has raised a number of questions regarding the study. These issues will have to be answered before the design plan for the project is approved.

The traffic impact study identifies a number of improvements that will be required to be made to W. Gov. John Sevier Hwy. and Chapman Highway. At present, the developer is responsible for constructing or installing all of the improvements. Knox County or the State of Tennessee may choose to participate in some of the improvements, but the developer is ultimately responsible for all of the improvements. The timing of the installation of the improvements will have to be established based on the timing of the construction of the businesses in the development. The Knox County Dept. of Public Works and the Tenn. Dept. of Transportation will establish a schedule for the construction or installation of the needed improvements. The applicant will be required to post a performance bond of sufficient value to insure the completion of all of the road improvements.

Staff has raised a number of concerns regarding the northwest corner of the project area. There is an existing cemetery that the applicant will have to provide with permanent access. Not all of the property shown on the plan is under the control of the developer. Access to lots A & B will be recommended for change due to traffic concerns at the intersection of W. Governor John Sevier Hwy. and the development's main road. The detention pond is shown on a lot by itself. This lot will have to be given a number in the development and access will have to be provided to it. Finally, the ownership and maintenance responsibility for the detention pond must be clarified.

As noted earlier the primary access to this project will be via W. Gov. John Sevier Hwy and Chapman Hwy. A third access is being provided to the site via Marine Rd. The primary purpose in providing this access is in order to address an existing safety concern. The existing intersection of Marine Road and Chapman Hwy. is dangerous due to a lack of sight distance and the speed of the traffic on Chapman Hwy. The new connection with Marine Rd. through this development will allow the County to apply for a street closure that will eliminate this dangerous intersection.

MPC Action: Approved

MPC Meeting Date: 7/14/2005

Details of MPC action:

Summary of MPC action: APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard
APPROVE the Concept Plan subject to 20 conditions

Date of MPC Approval: 7/14/2005

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: