



Current Plan Category:

Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Norris Freeway Commercial Center

Surveyor: Site, Inc.

No. of Lots Proposed: 6                      No. of Lots Approved: 6

Variations Requested: 1. Variance for the reduction of the right-of-way radius at the intersection of Road A and Norris Freeway, from 75' to 0'.  
2. Variance from the access requirements to allow the use of permanent cross access easements for those lots that do not have direct access to a public street due to access restrictions.

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 & 2 because the site conditions and use restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 13 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. Conducting compaction testing in all fill areas associated with street construction and building sites per the requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
6. Implementation of the road improvements as recommended in the Traffic Impact Study for the intersections of Emory Rd. with Andersonville Pike and Norris Freeway and Norris Freeway up to and including the two entrances for the proposed commercial subdivision. The applicant shall be responsible for all improvements that will not be implemented by the Tennessee Department of Transportation in their scheduled improvements to Emory Rd. and Norris Freeway.
7. Obtaining street connection permits from the Tennessee Department of Transportation.
8. Any requests for extension of the public street (Road A) to Andersonville Pike will require an update of the Traffic Impact Study and a new concept plan review.
9. Obtaining approval from Knox County Commission on the closure of the rights-of-way for the streets within Autumn Springs Subdivision and recording a final plat that eliminates all lot and right-of-way lines for the subdivision.
10. Placing a note on the final plat that states that except for the two approved access points to Norris Freeway as designated on the approved concept plan, all other access shall be to the internal street and driveways.
11. Prior to final plat certification, recording the permanent cross access easements that provide access for those lots that do not have direct access to a public street due to access restrictions.
12. Meeting all requirements of the approved use on review development plan.
13. 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 a commercial subdivision with five lots for commercial development under the SC (Shopping Center) district. This site was rezoned to SC (Shopping Center) in 2000. The Planning Commission had recommended denial of the request at that time. The rezoning was approved on appeal to the Knox County Commission on November 20, 2000.

The total area of the subdivision is 53.41 acres. Approximately 7 acres of the site is designated as future development and will require approval from the Planning Commission for any further subdivision or development. The development under consideration at this time includes a Wal-Mart Supercenter with 207,803 square feet, a Home Depot with 106,278 square feet and a retail shops area with 44,150

square feet. Access to the property is from a proposed public street (Road A) off of Norris Freeway. A second access to Norris freeway is proposed at the northern end of the Wal-Mart site. There is no access proposed to Andersonville Pike. Any requests for extension of the public street to Andersonville Pike will require an update of the Traffic Impact Study and a new concept plan review.

A Traffic Impact Study was prepared for the proposed commercial development. Staff has recommended a condition that the applicant implement the road improvements as recommended in the Traffic Impact Study for the intersections of Emory Rd. with Andersonville Pike and Norris Freeway and Norris Freeway up to and including the two entrances for the proposed commercial subdivision. The applicant shall be responsible for all improvements that will not be implemented by the Tennessee Department of Transportation in their scheduled improvements to Emory Rd. and Norris Freeway.

The applicant has obtained approval from the Knox County Board of Zoning Appeals for variances of the size of each parking space (9' x 18' approved), and for the total number of spaces required for the center. With the reduction in the number of required spaces, Staff is recommending a condition that required parking spaces can not be used for the display or storage of materials or products.

**MPC Action:**

Approved as Modified

**MPC Meeting Date:** 7/13/2006

**Details of MPC action:**

1. (Modified by MPC) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Connection to sanitary sewer requires approval from Hallsdale Powell Utility District and the Tennessee Department of Environment and Conservation.
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. Conducting compaction testing in all fill areas associated with street construction and building sites per the requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
6. (Added by MPC) The applicant shall modify the design plans for the proposed improvements to Norris Freeway (plans submitted with the Traffic Impact Study) to include a landscaped median with appropriate turn lanes from the intersection of Norris Freeway and Emory Rd. north to the entrance of Carrington Place Subdivision. The proposed median design shall be submitted to the Tennessee Department of Transportation for review and consideration for approval.
7. (Modified by MPC) Implementation of the road improvements as recommended in the Traffic Impact Study (and as modified by condition 6) for the intersections of Emory Rd. with Andersonville Pike and Norris Freeway and Norris Freeway up to the entrance of Carrington Place Subdivision. The applicant shall be responsible for all improvements that will not be implemented by the Tennessee Department of Transportation in their scheduled improvements to Emory Rd. and Norris Freeway.
8. Obtaining street connection permits from the Tennessee Department of Transportation.
9. Any requests for extension of the public street (Road A) to Andersonville Pike will require an update of the Traffic Impact Study and a new concept plan review.
10. Obtaining approval from Knox County Commission on the closure of the rights-of-way for the streets within Autumn Springs Subdivision and recording a final plat that eliminates all lot and right-of-way lines for the subdivision.
11. Placing a note on the final plat that states that except for the two approved access points to Norris Freeway as designated on the approved concept plan, all other access shall be to the internal street and driveways.
12. Prior to final plat certification, recording the permanent cross access easements that provide access for those lots that do not have direct access to a public street due to access restrictions.
13. Meeting all requirements of the approved use on review development plan.
14. 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 & 2 because the site conditions and use restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 14 conditions:

**Date of MPC Approval:**

7/13/2006

**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:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**