# **CASE SUMMARY**

**APPLICATION TYPE: SUBDIVISION** 

#### **CONCEPT PLAN**

File Number: 7-SK-05-C Related File Number:

**Application Filed:** 6/13/2005 **Date of Revision:** 

Applicant: KRISTINE OSBURN

Owner: HOME DEPOT USA, INC. C/O KEVIN ROGERS



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

# PROPERTY INFORMATION

**General Location:** Washington Pike just south of Centerline Dr.

Other Parcel Info.:

Tax ID Number: 59 K C 3, 059NC008, 012 & OTHER: 059ND005 Jurisdiction: City

Size of Tract: 11.75 acres

Accessibility: Access is Washington Pike, a minor arterial street with a two to three lane pavement section within a 50'

to 70' right-of-way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Public street

Surrounding Land Use: North: Mixed commercial / C-6 (General Commercial Park)

South: Residences / R-1 (Single Family Residential) & RP-1 (Planned residential) East: Home Depot and shopping center / C-6 (General Commercial Park) West: Residences and vacant land / O-1 (Office, Medical, and Related Services)

Proposed Use: Public street realignment Density:

Sector Plan: East City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside 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: C-6 (General Commercial Park) & O-1 (Office, Medical, and Related Services)

Former Zoning: Requested Zoning: Previous Requests:

Extension of Zone:

**History of Zoning:** 

# PLAN INFORMATION (where applicable)

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**Current Plan Category:** 

**Requested Plan Category:** 

## SUBDIVISION INFORMATION (where applicable)

Washington Pike Realignment at East Town Plaza **Subdivision Name:** 

Wilbur Smith Associates Surveyor:

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

Variances Requested: None

S/D Name Change:

Comments:

# OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

### MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 4 conditions

1. During the design plan stage of the project, addressing the timing of the construction and replatting Staff Recomm. (Full):

> necessary for this road project, subject to the approval City Engineering and MPC Staff. 2. During the design plan stage of the project, addressing how the remaining portions of the two lots at

> the intersection of Pinehurst Dr. will be resubdivided, subject to the approval City Engineering and MPC Staff.

3. Meeting all applicable requirements of the Knoxville Department of Engineering.

4. 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.

The applicant is requesting approval of the realignment of Washington Pike in the area of the existing Home Depot (on the east side of Washington Pike). The proposed realignment will allow the existing Home Depot store to expand at the present location instead of relocating to another site. The proposed shift in Washington Pike to the west will begin at a point just south of the southern roadway of Pinehurst Dr. and will shift back to the east to the present alignment just south of Centerline Dr., for a total distance of approximately 1000'.

A traffic impact study was prepared for the proposed project by Wilbur Smith Associates. A copy of the recommendations and conclusions are attached. Under this proposal, Home Depot will purchase the property necessary for the relocation and construct a 3-lane section of the road. The new right-of-way will be 90' in width which will allow for a 5-lane section which is proposed in the City's future plans for improvements to Washington Pike. The Major Road Plan identifies this section of Washington Pike as a minor arterial with a required right-of-way width of 88'.

Under the proposed plan, the two residences located at the intersection of Pinehurst Dr. and Washington Pike will be impacted by the realignment. The Home Depot has those properties under contract. The applicant will have to address prior to the final plat process how the remaining portions of those two lots will be resubdivided. They will either have to be included in the right-of-way (subject to approval by the City of Knoxville), be combined with the lots directly to the west, or in the case of the lot on the south side of Pinehurst Dr., be documented as still complying with the minimum lot requirements of the R-1 Zoning District. The timing of the construction and replatting (including the dedication of the new right-of-way and closure of the existing right-of-way) necessary for this road project shall be address during the design plan stage of the proposed realignment.

The property north of the lots along Pinehurst Dr. was recommended for a rezoning to TC-1 (Town Center) by the Planning Commission on June 9, 2005 (Sharon Byrd, 1-J-05-PA/6-A-05-SP/1-N-05-RZ). The plans for the proposed town center development included this proposed realignment.

MPC Action: Approved MPC Meeting Date: 8/11/2005

**Details of MPC action:** 1. During the design plan stage of the project, addressing the timing of the construction and replatting necessary for this road project, subject to the approval City Engineering and MPC Staff.

> 2. During the design plan stage of the project, addressing how the remaining portions of the two lots at the intersection of Pinehurst Dr. will be resubdivided, subject to the approval City Engineering and MPC

Meeting all applicable requirements of the Knoxville Department of Engineering.

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4. 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 the Concept Plan subject to 4 conditions

Date of MPC Approval: 8/11/2005 Date of Denial: Postponements: 7/14/2005

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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