

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Washington Pike Realignment at East Town Plaza
Surveyor: Wilbur Smith Associates
No. of Lots Proposed: 0 **No. of Lots Approved:** 0
Variances Requested: None
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 the Concept Plan subject to 4 conditions

Staff Recomm. (Full):

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 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.

Comments: 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:

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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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: