# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:8-SA-10-CApplication Filed:6/25/2010Applicant:BILLY FULGHUM

#### PROPERTY INFORMATION

General Location:	Northwest side of Circle Ln., east of Westfield Rd.	
Other Parcel Info .:		
Tax ID Number:	121 A A 00401, 00405 & PUBLIC ROW	Jurisdiction: City
Size of Tract:	5 acres	
Accessibility:	Access is via Circle Ln, a dead-end local street with a pavement width of 19' within a 50' wide right-of- way	

**Related File Number:** 

Date of Revision:

CENEDAL	IANDUGEI	INFORMATION
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Existing Land Use: Vacant land

Surrounding Land Use:	Property in the area is developed with office and retail commercial uses. Zoning in the area is O-1 office and C-4 and C-6 commercial.		
Proposed Use:	Office development		Density:
Sector Plan:	West 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)

C-4 (Highway and Arterial Commercial)

Current Zoning: Former Zoning:

**Requested Zoning:** 

Previous Requests:

Extension of Zone:

History of Zoning:

#### PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:



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

# SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Odar Facility

#### No. of Lots Proposed: 1 No. of Lots Approved: 0

Variances Requested:

- 1. Reduce roadway width of a public street from 26' to 20'.
- 2.. Reduce roadway K-values from 25 to 20 on crest and 25 to 15 on sag curves.

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 variances 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.			
	APPROVE the C	Concept Plan subject to 5 conditio	ns:	
Staff Recomm. (Full):	<ol> <li>Obtaining any required grading easements from adjoining property owners prior to commencing construction</li> <li>Provision of a turn-around at the end of the extended street as required by the Knoxville Engineering Dept.</li> <li>Provision of street lights as required by the Knoxville Engineering Dept.</li> <li>Meeting all other applicable requirements of the Knoxville Engineering Dept.</li> <li>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.</li> </ol>			
Comments:	The applicant is proposing to extend Circle Ln. within the existing City owned right-of-way. At present, Circle Ln, is a dead-end local street that connects to Westfield Rd. The road is being extended to provide access to property that currently has no frontage on an improved right-of-way. In order to extend the street, grading easements from adjoining property owners may be required.			
Action:	Approved		Meeting Date: 8/12/2010	
Details of Action:				
Summary of Action:				
Date of Approval:	8/12/2010	Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?:  Action Appealed?:			

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Chancery Court	
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: