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
GLNLNAL	LAND USL I	

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):	 Obtaining any required grading easements from adjoining property owners prior to commencing construction Provision of a turn-around at the end of the extended street as required by the Knoxville Engineering Dept. Provision of street lights as required by the Knoxville Engineering Dept. Meeting all other applicable requirements of the Knoxville Engineering Dept. 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 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: