

CASE SUMMARY

APPLICATION TYPE: *SUBDIVISION*

CONCEPT PLAN

File Number: 8-SC-05-C Related File Number:
Application Filed: 7/11/2005 Date of Revision:
Applicant: SAMUEL R. MORTON
Owner: SAMUEL R. MORTON

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
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

PROPERTY INFORMATION

General Location: Northwest side of W. Beaver Creek Dr, northeast of Ponds Inlet Ln.
Other Parcel Info.:
Tax ID Number: 57 050.02 Jurisdiction: County
Size of Tract: 26.68 acres
Accessibility: Access is via W. Beaver Creek Dr., a collector street with a pavement width of 20' within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned RA and PR residential, I industrial and F floodway. Development consists of single family dwellings. A commercial concern is ongoing at the intersection of W. Beaver Creek Dr. and Central Avenue Pk. Beaver Creek forms the northern and western boundary of this site.
Proposed Use: Commercial subdivision Density:
Sector Plan: North County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial) & F (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Beaver Creek Business Park
Surveyor: Sullivan
No. of Lots Proposed: 11 **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: Dan Kelly
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 10 conditions
Staff Recomm. (Full):
1. Meeting al applicable requirements of the Knox County Zoning Ordinance
2. Meeting al applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Establishing Minimum Floor Elevations (MFE) for lots 4-9
4. The proposed street must be designed and constructed to meet the required construction standards for a commercial/ industrial street as required by the Knox county Dept. of Engineering and Public Works
5. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
6. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102).
7. Place a note on the final plat that all lots will have access from the internal street only
8. Certification on the final plat by the applicant's engineer that the sight distance at the proposed W. Beaver Creek entrance meets or exceeds the minimum requirements of the Subdivision Regulations.
9. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
10. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments: The applicant is proposing to develop an eleven lot commercial subdivision on this 27 acre site. Over one-half of the property is undevelopable because it is located in the floodway of Beaver Creek. Knox County has identified one of the lots in this development as a potential site for the Powell Solid Waste Convenience Center. With the convenience center and the development of the remainder of the site, staff expects that more than 750 trips per day will be generated. As a result, the staff required that a traffic impact study be prepared for this site. The traffic impact study states that no improvements will be needed to W. Beaver Creek Dr. at this time. (See attached pages 5 and 6 from traffic impact study.)

The proposed entrance is located approximately 175' east of the Norfolk-Southern R.R. crossing on W. Beaver Creek Dr. Due to the elevation of the railroad tracks, it may be difficult to obtain the required sight distance from the entrance to the development looking to the west. A speed study was done some time ago in this area. It was noted at that time that the railroad tracks acted as a traffic calming device that results in slower speeds in the immediate area of the proposed subdivision entrance.

On August 22, 2005, the Knox County Commission voted to purchase lot #1 of the proposed subdivision for the purpose of locating a solid waste convenience center on the site. A preliminary site plan for the convenience center will provide what is believed to be sufficient traffic queuing space on the site so as not to impact W. Beaver Creek Dr. With limited data from the existing Powell convenience center, traffic generation at the convenience center does not coincide with the daily peak traffic hours.

MPC Action: Approved **MPC Meeting Date:** 9/8/2005

Details of MPC action:
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Health Dept.

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7. Place a note on the final plat that all lots will have access from the internal street only

8. Certification on the final plat by the applicant's engineer that the sight distance at the proposed W. Beaver Creek entrance meets or exceeds the minimum requirements of the Subdivision Regulations.

9. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.

10. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Summary of MPC action: APPROVE the Concept Plan subject to 10 conditions

Date of MPC Approval: 9/8/2005

Date of Denial:

Postponements: 8/11/2005

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:

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: