# **CASE SUMMARY**

APPLICATION TYPE: SUBDIVISION

**CONCEPT PLAN** 

File Number: 8-SE-10-C Related File Number:

Application Filed: 7/8/2010 Date of Revision:

Applicant: LYNCH SURVEYS, LLC



#### PROPERTY INFORMATION

General Location: East side of Schaad Rd., south of Clinton Hwy., northwest end of Stekoia Ln.

Other Parcel Info.:

Tax ID Number: 67 M A 005, 006 AND PUBLIC ROW Jurisdiction: City

Size of Tract: 1.174 acres

Accessibility: Access is via Schaad Rd, a minor arterial street with a divided median, with four travel lanes plus turn

lanes within a required 112' right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Commercial lots

Surrounding Land Use: North: Business / C-4 (Highway and Arterial Commercial)

South: Mixed businesses / C-4 (Highway and Arterial Commercial)

East: Vacant land and residences / C-3 (General Commercial & OA (Office Park)

West: Shopping center / C-4 (Highway and Arterial Commercial)

Proposed Use: Commercial subdivision and public street Density:

Sector Plan: Northwest 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-4 (Highway and Arterial Commercial) & OA (Office Park)

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)

Subdivision Name: Cherokee Ridge

No. of Lots Proposed: 2 No. of Lots Approved: 2

Variances Requested: 1. Reduce right-of-way on Schaad Rd. from 56' to 46.8' from centerline.

2. Reduce the corner radius at the intersection of Stekoia Ln. and Schaad Rd. from 75' to 25'.

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 variances 1 - 2 because the existing site conditions restricts compliance with the

Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 4 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County

Health Department.

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

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

4. Placing a note on the final plat that the two lots will have access only to Stekoia Ln. and not to

Schaad Rd.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the C-4

and OA zoning districts.

Comments: A concept plan (11-SA-00-C) was approved for this proposed subdivision on November 9, 2000. The

paving for the extension of Stekoia Ln. out to Schaad Rd. was completed. However, the final plat for the subdivision, including the dedication of the public street extension, was never recorded. The original concept plan has expired. While the street has never been dedicated as a public right-of-way,

the street is open and is being used by the public.

The applicant has submitted a new concept plan application for approval. A final plat has also been submitted for approval. The majority of the street right-of-way is within the City of Knoxville. The City accepts the public right-of-way with the recording of the final plat. A small portion of the proposed right-of-way (eastern end) is within Knox County and will require approval by Knox County Commission.

Action: Approved Meeting Date: 8/12/2010

**Details of Action:** 

Summary of Action: APPROVE variances 1 - 2 because the existing site conditions restricts compliance with the

Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 4 conditions:

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:

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":

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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