

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 8-SI-19-F  
Application Filed: 6/26/2019  
Applicant: MBI COMPANIES

Related File Number:  
Date of Revision:

## PROPERTY INFORMATION

General Location: South side of Oak Ridge Hwy @Beaver Ridge Rd  
Other Parcel Info.:  
Tax ID Number: 79 033.0 & 049.02  
Size of Tract: 29.3 acres  
Accessibility: Jurisdiction: County

## GENERAL LAND USE INFORMATION

Existing Land Use:  
Surrounding Land Use:  
Proposed Use: Density:  
Sector Plan: Northwest County Sector Plan Designation:  
Growth Policy Plan: Urban Growth Area (Outside City Limits)  
Neighborhood Context:

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

Street: 6717 Oak Ridge Hwy.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)  
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:** Grassy Creek Resubdivision of Lot 49  
**No. of Lots Proposed:** 19      **No. of Lots Approved:** 19  
**Variances Requested:** 1. To reduce the required right of way of Oak Ridge Hwy. from 56. to 50. at Lot 16 as shown on plat.  
2. To reduce the intersection radius of all proposed streets from 75' to 50'.  
3. To reduce the required width of cross access easement from 40' to 30'  
**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

**PLANNING COMMISSION ACTION AND DISPOSITION**

**Planner In Charge:** Emily Dills  
**Staff Recomm. (Abbr.):** Approve Variances 1-3  
APPROVE Final Plat  
**Staff Recomm. (Full):**  
**Comments:** Planning Services Staff received a corrected/revised copy of the Final Plat on corrections deadline. The Final Plat is based on a Concept Plan that requires a Design Plan Approval form be submitted to Planning Staff by corrections deadline signed by Knox County Engineering, the Utility providers, and the Knox County Fire Marshall. Planning Staff did not receive the required signatures needed to recommend approval of the Final Plat. All plat corrections were addressed. If the applicant can obtain the required signatures prior to the Planning Commission meeting, they can request a waiver of the nine day rule and approval of the Final Plat.  
**Action:** Postponed      **Meeting Date:** 9/12/2019  
**Details of Action:**  
**Summary of Action:** Approve Variances 1-3  
APPROVE Final Plat  
**Date of Approval:** 9/12/2019      **Date of Denial:**      **Postponements:** 8/8/2019  
**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:**