

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 9-SA-01-C Related File Number:
Application Filed: 8/13/2001 Date of Revision:
Applicant: J.W. HARB
Owner: J.W. HARB

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
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Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: North side of W. Governor John Sevier Hwy., east side of Maryville Pike
Other Parcel Info.:
Tax ID Number: 147 110 & 112 Jurisdiction: County
Size of Tract: 11.16 acres
Accessibility: Access is via W. Governor John Sevier Hwy. and Maryville Pk. Both are two lane arterial streets.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: Property in the area is zoned A agricultural, RA and RB residential and CA commercial. Development consists of single family dwellings in the residential and agriculture zones. A convenience market is located on the south side of W. Governor John Sevier Hwy. in the CA zoned area.
Proposed Use: Commercial subdivision Density:
Sector Plan: South 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: PC (Planned Commercial)
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: Southwood Commercial Park
Surveyor: W.J. Moore & Assoc.
No. of Lots Proposed: 12 **No. of Lots Approved:** 0
Variances Requested: 1. Horizontal curve variance from 400' to 363.39' at sta. 3+50 of Circle Oak Dr.
2. Pavement corner radius from 75' to 25' at the intersection of Circle Oak Dr. and Martel Ln.
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 these variances were previously approved and the road construction is complete

Staff Recomm. (Full): APPROVE the Concept Plan subject to 7 conditions

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Use on review approval of any proposed development prior to commencing any further grading on this site.
3. Place a note on the final plat that all lots with the exception of lot 12 and lot 1 of Unit one are to have access to the internal street system only. Lot 12 and lot 1 of Unit one may be permitted one shared access to point W. Governor John Sevier Highway as shown on the Concept Plan.
4. Each lot will have to observe a 50' peripheral setback unless a comprehensive development plan is presented through the use on review process for the entire site.
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to MPC staff.

Comments: This project has been ongoing since 1995. At that time a Concept Plan was approved. Subsequently, the applicant had the entire site graded. Only recently have efforts been made to stabilize this the soil on this site. During the past six years erosion has occurred which has impacted the proposed detention basins, off-site drainage structures and adjoining property owners. The Knox County Dept. of Engineering and Public Works and MPC staff believe this site should be stabilized and seeded prior to approval of any plans for this site.

The current applicant, in the past few months, has addressed most of the issues raised by the Knox County Engineering staff. The site has been seeded and the drainage structures have been cleaned and the ditches have been stabilized. In a letter dated September 6, 2001, Dennis Irwin of the Knox County Dept. of Engineering and Public Works states that some minor work remains to be completed. Some additional seeding has to be completed in the vicinity of the detention basin at Maryville Pk. and one of the drainage swales on the site. The applicant has assured the Engineering Dept. that all work will be completed prior to the MPC meeting on 9/13/2001. Staff is making the recommendation to approve this concept plan based on the condition that all work be completed prior to that meeting. If all of the needed improvements are not in place prior to the meeting MPC staff will recommend this application be postponed or denied.

MPC Action: Approved **MPC Meeting Date:** 9/13/2001

Details of MPC action:

Summary of MPC action: APPROVE variances 1 & 2 because these variances were previously approved and the road construction is complete

APPROVE the Concept Plan subject to 7 conditions

Date of MPC Approval: 9/13/2001 **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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: