

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

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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www.knoxmpc.org

File Number: 9-SA-15-C **Related File Number:**
Application Filed: 7/24/2015 **Date of Revision:**
Applicant: THE DEVELOPMENT CORPORATION OF KNOX COUNTY

PROPERTY INFORMATION

General Location: Northeast end of Holston Bend Dr., east of Eastbridge Dr.
Other Parcel Info.:
Tax ID Number: 42 19549 **Jurisdiction:** County
Size of Tract: 486 acres
Accessibility: Access is via Holston Bend Dr., a local street with a pavement width of 24' with 6' wide shoulders located within an 80' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Partially developed industrial park and vacant land
Surrounding Land Use: Development in the area consists of industrial/warehousing uses and a quarry. The zoning in the area is I industrial. Much of this industrially zoned property was once associated with the zinc mining that has occurred in the area.
Proposed Use: Public Road **Density:**
Sector Plan: Northeast 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)
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: Holston Bend Drive Extension
No. of Lots Proposed: 0 No. of Lots Approved: 0
Variances Requested: 1. Construction of a public street without curbs
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 variance1 because the site's topography 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. Improving the angle of intersection for the proposed utility driveway to meet or exceed the minimum angle of intersection permitted by the Subdivision Regulations
2. Provide a minimum of 1% grade across the cul-de-sac bulb
3. Provide a typical pavement cross-section of a commercial-industrial street or as required by the Knox County Dept. of Engineering and Public Works
4. Meeting all other applicable requirements of the Knox County Dept. Of Engineering and Public Works
Comments: The applicant is proposing to extend Holston Bend Dr. in the existing Eastbridge Business Park. Extending this road will open hundreds of acres of industrially zoned land for development. The applicant has requested a variance that will permit this road extension be built without the provision of curbs. The existing portion of Holston Bend Dr. and the other streets in the business park have been constructed without curbs being required.
Action: Approved Meeting Date: 9/10/2015
Details of Action:
Summary of Action: APPROVE variance1 because the site's topography 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: 9/10/2015 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: