CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 9-SB-15-C Related File Number:

Application Filed: 7/27/2015 Date of Revision:

Applicant: FRED LANGELY



Suite 403 • City County Building 4 0 0 M a i n S t r e e t 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 Dutchtown Rd., southwest side of Simmons Rd.

Other Parcel Info.:

Tax ID Number: 131 068 Jurisdiction: County

Size of Tract: 15.25 acres

Accessibility: Access is vis Simmons Rd., a local street with a pavement width of 36' within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: North: Vacant land and mixed businesses / CB (Business and Manufacturing) / TO (Technology

Overlay) & CB

South: Mixed businesses / CB (Business and Manufacturing) / TO (Technology Overlay) & CB

East: Vacant land / PC (Planned Commercial) / TO (Technology Overlay)

West: Mixed businesses / CB (Business and Manufacturing)

Proposed Use: Mixed Commercial Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 0 Dutchtown Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing) / TO (Technology Overlay) & CB

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: Dutchtown Road Office Warehouse

No. of Lots Proposed: 8 No. of Lots Approved: 8

Variances Requested: NA

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 the Concept Plan subject to 8 conditions:

Staff Recomm. (Full):

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

2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).

3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works, and shall be installed at the time the street improvements are installed for the subdivision.

4. Provision of a 30' wide greenway easement along Turkey Creek that crosses this site. The applicant is to work with the Knox County Greenways Coordinator to determine the exact location of the easement. The easement is to be reflected on the final plat

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

6. Placing a note on the final plat that all lots will have access only to the internal street system.

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

8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

Comments: The applicant is proposing to subdivide this 15.25 acre tract into 8 lots for development under

The applicant is proposing to subdivide this 15.25 acre tract into 8 lots for development under the CB (Business and Manufacturing) zoning district. The proposed public street that will serve the

subdivision will have access to Simmons Rd., a local street.

Given the anticipated number of trips that will be generated by this development, the applicant was required to have a traffic impact study prepared. The Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc., and as revised on September 21, 2015, identified that the existing street network has adequate capacity to handle the proposed development and off-site street improvements are not required.

Since seven of the proposed lots are located within the TO (Technology Overlay) zoning district, approval will be required from the Tennessee Technology Corridor Development Authority (TTCDA) for any development on those lots.

Staff has recommended a condition that the applicant work with the Knox County Greenways Coordinator in establishing a greenway easement along Turkey Creek. The Turkey Creek Greenway is identified in the "Knoxville-Knox County Park, Recreation and Greenways Plan" adopted in December 2009. The location of the greenway easement will need to be reflected on the final plat. The sidewalks proposed for the subdivision will extend along Simmons Rd. to the future greenway.

Action: Approved Meeting Date: 10/8/2015

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 8 conditions:

Date of Approval: 10/8/2015 Date of Denial: Postponements: 9/10/2015

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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:

Effective Date of Ordinance:

Amendments:

Date of Legislative Appeal:

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