

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: West Park Baptist Church

Surveyor: Land Development Solutions

No. of Lots Proposed: 4 **No. of Lots Approved:** 4

Variances Requested:

1. Intersection spacing variance on Middlebrook Pike from the subdivision entrance to Amburn Ln., from 400' to 215'.
2. Corner radius variance at the intersection of the subdivision entrance and Middlebrook Pike, from 75' to 35'.
3. Intersection spacing variance between the centerlines of the section of Pheasants Glen Dr. that is proposed for closure and the point where Pheasants Glen Dr. intersects on itself, from 125' to 100'.

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 - 3 because the site's topography and existing street conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Obtaining a street connection permit from the Tennessee Department of Transportation.
6. 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.
7. The proposed street must be completed prior to approval of the final plat.
8. The proposed street closure for the 700' section of Pheasants Glen Dr., must be coordinated with the Knox County Department of Engineering and Public Works so that the new public street is completed and opened before the existing street is closed.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments: A concept plan was approved by the Planning Commission for this site on May 13, 2004. Since a final plat was not approved for the subdivision within the two year life of the concept plan, the previous approval expired. The concept plan that is now before the Planning Commission is unchanged from the previously approved plan.

The applicant is proposing to construct a new street that will result in the relocation of Pheasants Glen Dr., the public street that serves Pheasants Glen Subdivision. The proposed street will connect at its eastern end with the existing Pheasants Glen Dr. where it enters the subdivision, and extend to the west then southwest where it will intersect with Middlebrook Pike across from Roderick Rd. Once this new street is constructed and ready for dedication as a public street, the applicant plans to request the closure of that stretch of the existing Pheasants Glen Dr. between Middlebrook Pike and the point where the street enters the subdivision (a distance of approximately 700'). The applicant is requesting the street changes to allow for improved circulation between the church properties that are located on both sides of the existing public street. If the request for the street closure is not approved, the applicant will have to request a street name change for that portion of the street that is proposed for closure.

MPC Action: Approved

MPC Meeting Date: 9/14/2006

Details of MPC action:

Summary of MPC action: APPROVE variances 1 - 3 because the site's topography and existing street conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions:

Date of MPC Approval: 9/14/2006

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: