CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 9-SI-02-C Related File Number:

Application Filed: 8/23/2002 Date of Revision:

Applicant: KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION

Owner: KNOXVILLE'S COMMUNITY DEVELOPMENT CORP. DAVID COOK



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: South side of Western Ave, east and west sides of News Sentinel Dr.

Other Parcel Info.:

Tax ID Number: 94 J D 009 OTHER: 094JC025-030 Jurisdiction: City

Size of Tract: 28.43 acre

Accessibility: Access is via News Sentinel Dr., a local street with a 32' pavement width within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Knoxville News Sentinel building, detention basin, public street and vacant land

Surrounding Land Use: This site is located within the Center City Business Neighborhood Redevelopment Project that includes

a mix of industrial and general residential zoned property.

Proposed Use: Knoxville News Sentinel building, detention basin, public street and Density:

future development site

Sector Plan: Central City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

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-3 (General Industrial) & R-2 (General Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Resub of Knoxville News Sentinel Site and F.L. Ambrister West View Addn Lots 16-23

Surveyor: Hodge Engineering

No. of Lots Proposed: 3 No. of Lots Approved: 0

Variances Requested:

1. Intersection grade variance on News Sentinel Dr. at the intersection of Western Ave., from 1% to 2%.

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 variance 1 because the sites topography restricts compliance with the Subdivision

Regulations and the proposed variances will not create a traffic hazard

APPROVE the concept plan subject to 3 conditions

Staff Recomm. (Full):

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

Health Department.

2. Meeting all applicable requirements of the Knoxville Department of Engineering.

3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

Comments: This proposed subdivision is part of the Center City Business Neighborhood Redevelopment Project

that includes the Knoxville News Sentinel development that was just recently completed. The property which is owned by Knoxville Community Development Corporation is being subdivided into 3 lots to allow for property transfer. The final plat (9-SN-02-F) is also under review for this meeting. Part of this redevelopment project included a relocation of a portion of Westview Ave., recently renamed News Sentinel Dr. Through this subdivision, the relocated right-of-way will be dedicated as a public right-of-way. Any subdivision that includes the construction and dedication of public right-of-way requires concept plan review. The design plan for the street has already been approved by the Knoxville Department of Engineering and the street has been constructed. In addition to the Knoxville News Sentinel lot, there are two lots located on the northwest side of News Sentinel Dr. Lot 2 will be used for

drainage detention only. Lot 3 will be a future development site.

MPC Action: Approved MPC Meeting Date: 9/12/2002

Details of MPC action:

Summary of MPC action: APPROVE variance 1 because the sites topography restricts compliance with the Subdivision

Regulations and the proposed variances will not create a traffic hazard

APPROVE the concept plan subject to 3 conditions

Date of MPC Approval: 9/12/2002 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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