	CASI	E SUMMARY			Y
	APPLICATIO	ON TYPE: SUBDIVISION	1	IVI I Metropolitan	N
CONCEPT PLAN				PLANNIN COMMISSION	-
File Number:	9-SI-06-C	Related File Number:	9-J-06-UR	T E N N E S S E	
Application Filed:	8/7/2006	Date of Revision:		Suite 403 ∙City County Buildir 4 0 0 Main Stree	0
Applicant:	STERNBERG & STEPH	HENS PROPERTIES, LLC		Knoxville, Tennessee 3790 8 6 5 • 2 1 5 • 2 5 0	
Owner:	STERNBERG & STEPH	HENS PROPERTIES, LLC		FAX•215•206 www•knoxmpc•or	-
PROPERTY INF	ORMATION				
General Location:	Southeast side	of W. Emory Rd., just west of Gra	anville Conner Rd.		
Other Parcel Info.:					
Tax ID Number:	56 122, 122.0	1 AND 123	Jurisd	diction: County	
Size of Tract:	9.98 acres				
Accessibility:	Access is via W of-way.	/. Emory Rd., a major arterial stre	et with 4 lanes and a c	center turn lane within a 90' right-	-
GENERAL LAN	D USE INFORMATIO	ON .			

Existing Land Use:	Vacant land			
Surrounding Land Use:	North: Residences / PR (Planned Residential) & RB (General Residential) South: Railroad and Beaver Creek / F (Floodway) East: Vacant land and animal hospital / TC (Town Center) & A (Agricultural) West: Residences / A (Agricultural)			
Proposed Use:	Detached and attached unit residential condominium development		Density: 3.61 du/ac	
Sector Plan:	North County	Sector Plan Designation:		
Growth Policy Plan:	Planned Growth Area			
Neighborhood Context:				

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

TC (Town Center)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

KNOXVILLE·KNOX COUNTY

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Village at Bell Meadows			
Surveyor:	Michael Brady, Inc.			
No. of Lots Proposed:	36	No. of Lots Approved:	36	
Variances Requested:	None			
S/D Name Change:				

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC ACTION AND DISPOSITION	V		
Planner In Charge:	Tom Brechko			
Staff Recomm. (Abbr.):	WITHDRAW the Concept Plan as requested by the applicant			
Staff Recomm. (Full):	The proposed development has been changed from a residential subdivision to condominium ownership with no individual lots, therefore, Concept Plan approval is not required.			
Comments:	This site was rezoned to TC (Town Center) on September concept plan for the multi-use development. Proposed uses office, restaurants, a bank and other businesses within the peripheral area located to the south and west.	s within the development include retail,		
	At this time the applicant is only requesting approval of a de development with 36 units on 9.98 acres. The development peripheral area of the town center development. The propo- from a residential subdivision with each dwelling unit being condominium development. The proposed access drive for the two access drives that will eventually serve the commer is proposed as a gated community.	site is located within the southwestern osed development plan has been revised on an individual lot to a residential the development will also serve as one of		
	Staff has expressed concerns with the applicant on the desi and the internal street and alley traffic flow. Staff still has co adequately addressed the traffic flow issues. These issues intersections on the main entrance drive which includes the access to proposed medical buildings to the west); 2) the de gated entrance into the residential development; 3) providin streets and alleys; and 4) the design of the future gated acco southeast corner of the site. In order to allow the developm a condition that prior to making application for a grading or I revised development plan addressing Staff's street and acc approved by both Planning Commission and Knox County I Staff before applications can be submitted for grading or bu	oncerns that the revised site plan has not s include: 1) placement of the multiple split gated entrance/exit (does not show esign of the internal intersection from the adequate turning radii for the interior cess (at street and alleys) located at the nent to move forward, Staff is recommending building permit, the applicant shall submit a ress concerns. The revised plans must be Department of Engineering and Public Works		
	Due to the limited number of residential units that are being study is not being required. Future requests for the comme study.	•		
	While the development plan designates common use green presently designed, these areas do not meet the intent of th space, including squares, plazas, greens and parks". One of detention basin and a second large area has restricted acce the site. Future phases of the town center development new spaces and parks. This should include a redesign of the pro- retail/business core.	ne ordinance for providing "public open of the large designated areas is a proposed ess due to the steep grade of the slope into ed to include more useable public open		
	A master signage plan is not being approved as a part of th	is development plan.		
MPC Action:	Denied (Withdrawn)	MPC Meeting Date: 9/14/2006		

Details of MPC action:					
Summary of MPC action:	on: WITHDRAW the Concept Plan as requested by the applicant				
Date of MPC Approval:		Date of Denia	l:	Postponements:	
Date of Withdrawal:	9/14/2006	Withdrawn prior to publication?: 🗌 Action Appealed?:		Action Appealed?:	
LEGISLATIVE ACTION AND DISPOSITION					
Legislative Body:	Knox County Chancery Court				
Date of Legislative Action: Date of		Date of Legislative Action, Second Reading:			
Ordinance Number:			Other Ordinance Number References:		
Disposition of Case: Disposition of Case, Second Reading:		econd Reading:			
If "Other": If "Other":		If "Other":			
Amendments:			Amendments:		
Date of Legislative Appeal:		Effective Date of Ordinance:			