



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 9-SC-06-C

AGENDA ITEM #: 20

AGENDA DATE: 9/14/2006

▶ **SUBDIVISION:** WEST PARK BAPTIST CHURCH

▶ **APPLICANT/DEVELOPER:** WEST PARK BAPTIST CHURCH

OWNER(S): WEST PARK BAPTIST CHURCH

TAX IDENTIFICATION: 105 152, 152.01, 105KB001 & 105KE001

JURISDICTION: County Commission District 5

▶ **LOCATION:** North side of Middlebrook Pike, west side of Pheasants Glen Dr.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 29.15 acres

▶ **ZONING:** A (Agricultural) & CA (General Business)

▶ **EXISTING LAND USE:** Vacant land and a church parking lot

▶ **PROPOSED USE:** Uses associated with the existing church to the east and a commercial lot.

SURROUNDING LAND USE AND ZONING:
North: Residences / A (Agricultural)
South: Residences / RA (Low Density Residential)
East: Church and residences / RB (General Residential) & PR (Planned Residential)
West: Residences and commercial business / A (Agricultural) & CA (General Business)

▶ **NUMBER OF LOTS:** 4

SURVEYOR/ENGINEER: Land Development Solutions

ACCESSIBILITY: Access is via Middlebrook Pike, a minor arterial street with a four lane divided median roadway section.

▶ **SUBDIVISION VARIANCES REQUIRED:**
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'.

STAFF RECOMMENDATION:

▶ **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:

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).

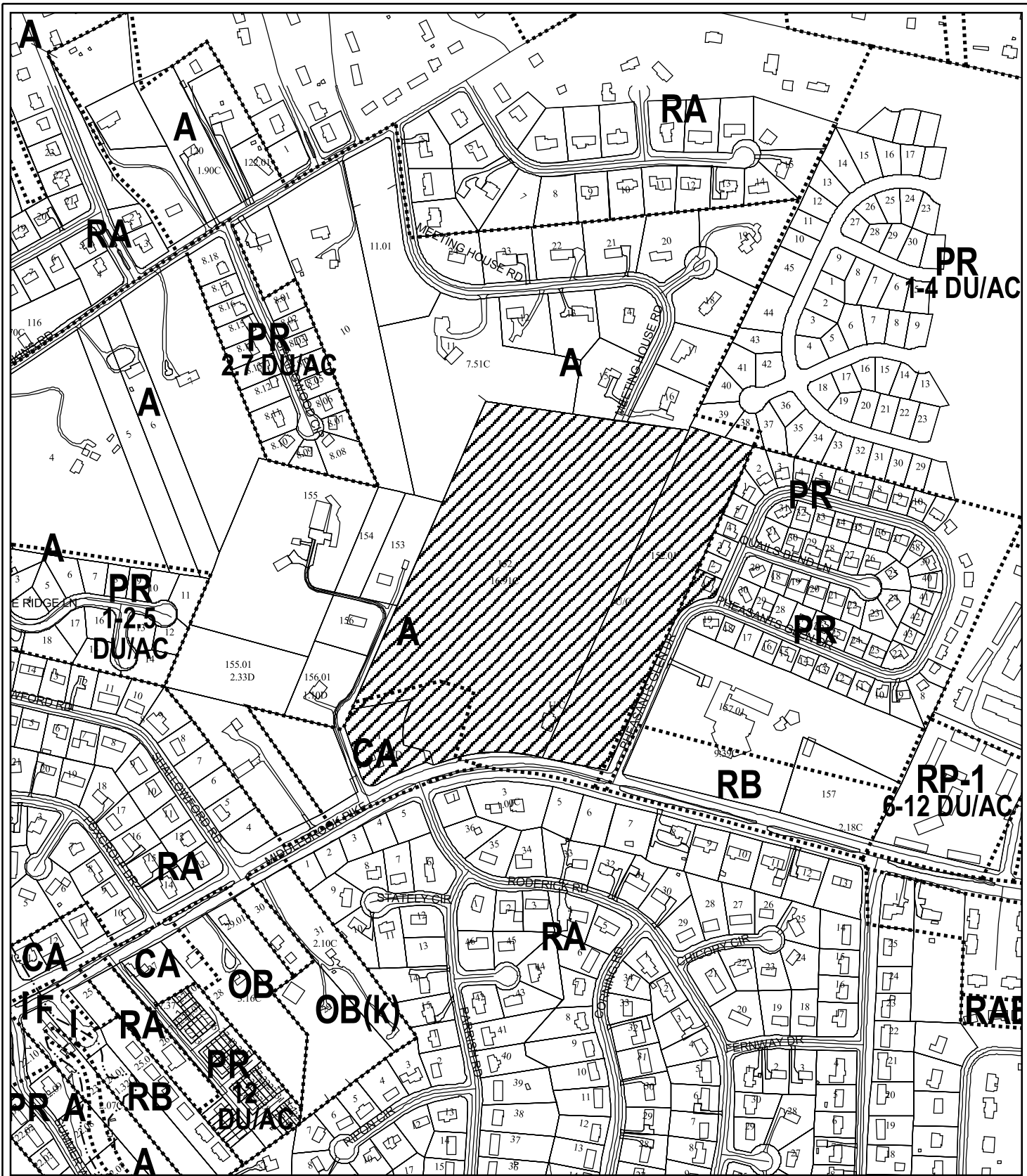
3. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Obtaining a street connection 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's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.




9-SC-06-C
CONCEPT PLAN

Subdivision: West Park Baptist Church

Map No: 105

Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 08/24/06 Revised: 09/07/06
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



