



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

▶ **FILE #:** 8-SC-07-C

AGENDA ITEM #: 17

AGENDA DATE: 8/9/2007

▶ **SUBDIVISION:** EAST VIEW
▶ **APPLICANT/DEVELOPER:** EAST PROPERTIES, LTD.
OWNER(S): East Properties, LTP.

TAX IDENTIFICATION: 72 PART OF 274
JURISDICTION: County Commission District 8

▶ **LOCATION:** **Terminus of Crosswood Blvd., west of Brakebill Rd.**
SECTOR PLAN: East County
GROWTH POLICY PLAN: Urban Growth Area
WATERSHED: Swan Pond Creek
▶ **APPROXIMATE ACREAGE:** 22.13 acres

▶ **ZONING:** PC (Planned Commercial)
▶ **EXISTING LAND USE:** Vacant
▶ **PROPOSED USE:** Public right-of-way extension
SURROUNDING LAND USE AND ZONING: North: Vacant / A (Agricultural)
South: I-40 / OS-1 (Open Space)
East: Hotel & office/warehouses / PC (Planned Commercial)
West: Vacant / A (Agricultural) & A-1 (General Agricultural)

▶ **NUMBER OF LOTS:** 0
SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe
ACCESSIBILITY: Access is via Crosswood Blvd., a local street with a 32' pavement width within a 70' right-of-way.
▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

- ▶ **Approve the concept plan subject to 3 conditions:**
1. Connection to sanitary sewer and any other requirements of the Knox County Health Dept.
 2. Meeting all requirements of the Knox County Dept. of Engineering and Public Works.
 3. Meeting all requirements of the Knox County Zoning Ordinance.

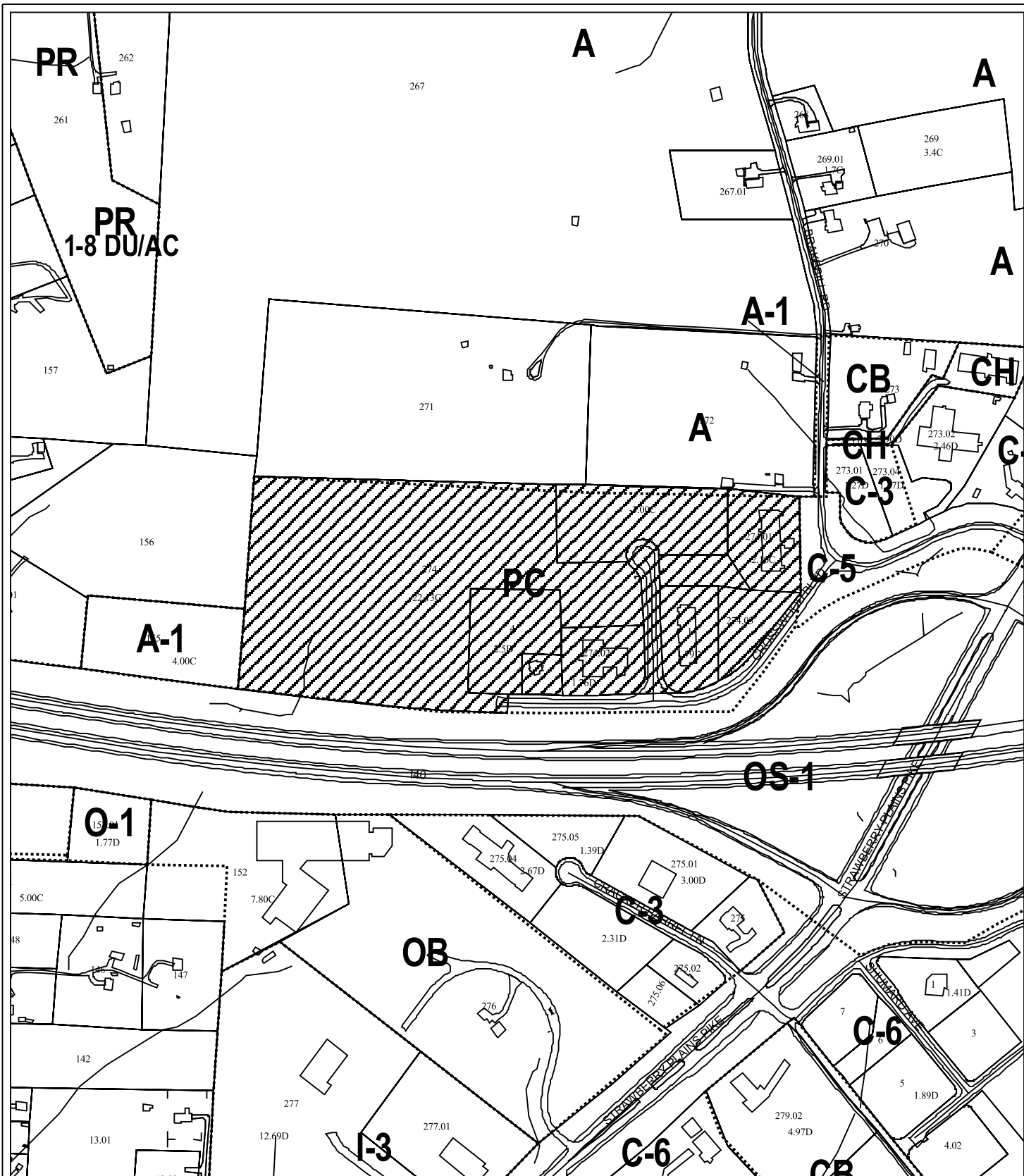
COMMENTS:

The applicant is proposing to extend Crosswood Blvd. approximately 75' to serve a lot in the PC (Planned Commercial) zoning district. The proposed extension was included as part of a concept plan that was approved in 1993 for a planned commercial subdivision; however, a final plat reflecting that extension was never recorded. Any future development proposal accessing this extension will require use on review consideration and may require a traffic impact study.

ESTIMATED TRAFFIC IMPACT: Not calculated.


ESTIMATED STUDENT YIELD: Not applicable.

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.

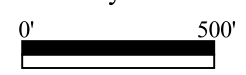


8-SC-07-C
CONCEPT PLAN

Subdivision: East View
 Map No: 72
 Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 07/26/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





- NOTES:**
1. ALL DIMENSIONS AND AREAS ARE SHOWN ON THIS PLAN.
 2. A 1" DRAINAGE UTILITY AND CONNECTION LAYOUT SHEET MADE ALL EXISTING UTILITY LINES AND MAN HOLES. EACH SIDE OF INTERIOR ROAD SHALL BE BUILT TO EXISTING GRADE OR 1.5' EACH SIDE OF EXTERIOR STREET AS SHOWN.
 3. THIS PROJECT IS UNDER THE JURISDICTION OF THE KENTUCKY DEPARTMENT OF TRANSPORTATION (DOT).
 4. ALL DIMENSIONS AND AREAS ARE SHOWN ON THIS PLAN.
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NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH DIGGING AND BRACE AND SHIELDING AS REQUIRED BY STATE AND FEDERAL REGULATIONS. ALL TRENCHES SHALL BE PROTECTED WITH RECOMMENDED SET FORMS IN ACCORDANCE WITH THE MANUAL OF PRACTICE FOR TRENCHING AND SHIELDING. ALL TRENCHES SHALL BE PROTECTED WITH RECOMMENDED SET FORMS IN ACCORDANCE WITH THE MANUAL OF PRACTICE FOR TRENCHING AND SHIELDING. ALL TRENCHES SHALL BE PROTECTED WITH RECOMMENDED SET FORMS IN ACCORDANCE WITH THE MANUAL OF PRACTICE FOR TRENCHING AND SHIELDING.

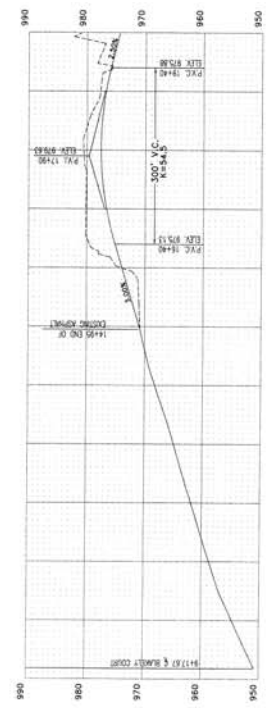
CONCEPT PLAN
8.5.5.07-C

REVISIONS

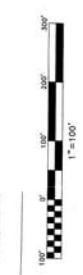
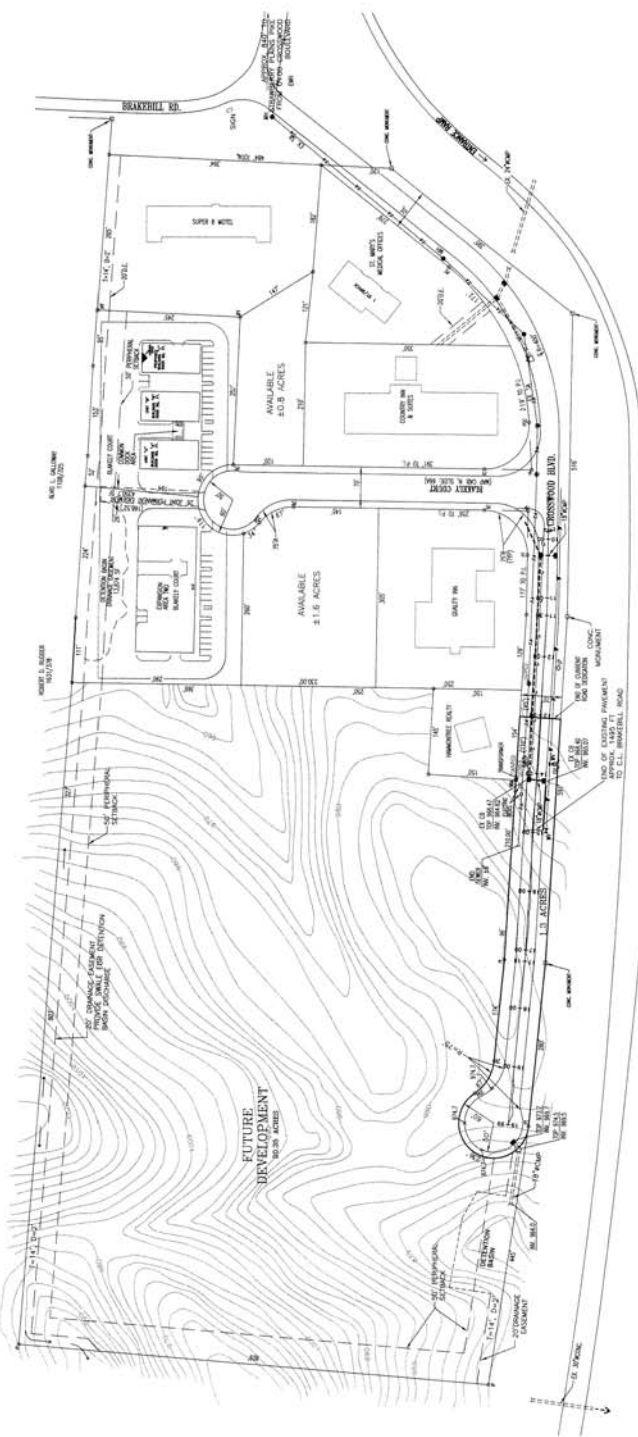
NO.	DATE	DESCRIPTION
1	7/24/07	MPC & KCB/ROW COMMENTS
2	7/24/07	CONCEPT PLAN FOR EAST VIEW

DATE: 7/24/07
SCALE: 1"=100'

PROJECT NO.	22570-U
DISTRICT	DISTRICT B, INDIAN COUNTY, IN.
CONTRACT NO.	22570-U



NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



INTERSTATE 40

DEVELOPER/OWNER:
EAST PROPERTIES, LTD
7216 WELLINGTON DRIVE, SUITE 1
INDIANAPOLIS, IN 46226
PHONE: (866) 584-2000

BATSON, HIMES, NORVELL & POE
REGISTERED PROFESSIONAL ENGINEERS
434 PATERSON DRIVE
INDIANAPOLIS, IN 46204
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FAX: (866) 584-4723

