



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

▶ **FILE #:** 1-SH-07-C

AGENDA ITEM #: 10

AGENDA DATE: 10/11/2007

▶ **SUBDIVISION:** SOUTH GROVE

▶ **APPLICANT/DEVELOPER:** SOUTH GROVE, LP.

OWNER(S): Tim Zitzman

TAX IDENTIFICATION: 137 223.01, 229, & 232

JURISDICTION: County Commission District 9, City Council District 1

▶ **LOCATION:** Southeast side of Mountain Grove Dr., southeast of Chapman Hwy.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Area

WATERSHED: Stock Creek

▶ **APPROXIMATE ACREAGE:** 4.52 acres

▶ **ZONING:** CA (General Business) , C-3 (General Commercial) & A (Agriculture)

▶ **EXISTING LAND USE:** Commercial subdivision

▶ **PROPOSED USE:** Commercial subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned CA and C-3 commercial and A agricultural. Development in the area consists of a developing shopping center and other highway oriented commercial uses. Residences are located along Marine Rd.

▶ **NUMBER OF LOTS:** 0

SURVEYOR/ENGINEER: Wilbur Smith Associates

ACCESSIBILITY: Access to the site is via W. Governor John Sevier Hwy. and Chapman Hwy. Both of these streets are major arterials, and improvements have been identified for both roadways as part of this project. A third access is via Marine Rd. For safety reasons, the Knox County Dept. of Engineering and Public Works may request the current intersection of Marine Rd. and Chapman Hwy. be closed after this alternate connection is made

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan subject to 6 conditions**

1. Meeting all applicable requirements of the City of Knoxville Engineering Dept. and the Knox County Dept. Of Engineering and Public Works
2. Providing a pavement cross-section equal to a collector street standard or as required by the City of Knoxville Engineering Dept.
3. Certification on the final plat by the applicant's engineer that there is 250' of sight distance in both directions from the proposed driveways connecting to the new Marine Road connector.
4. Call out the centerline spacing between Chapman Hwy. and the Marine Rd. connector
5. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville and Knox County

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

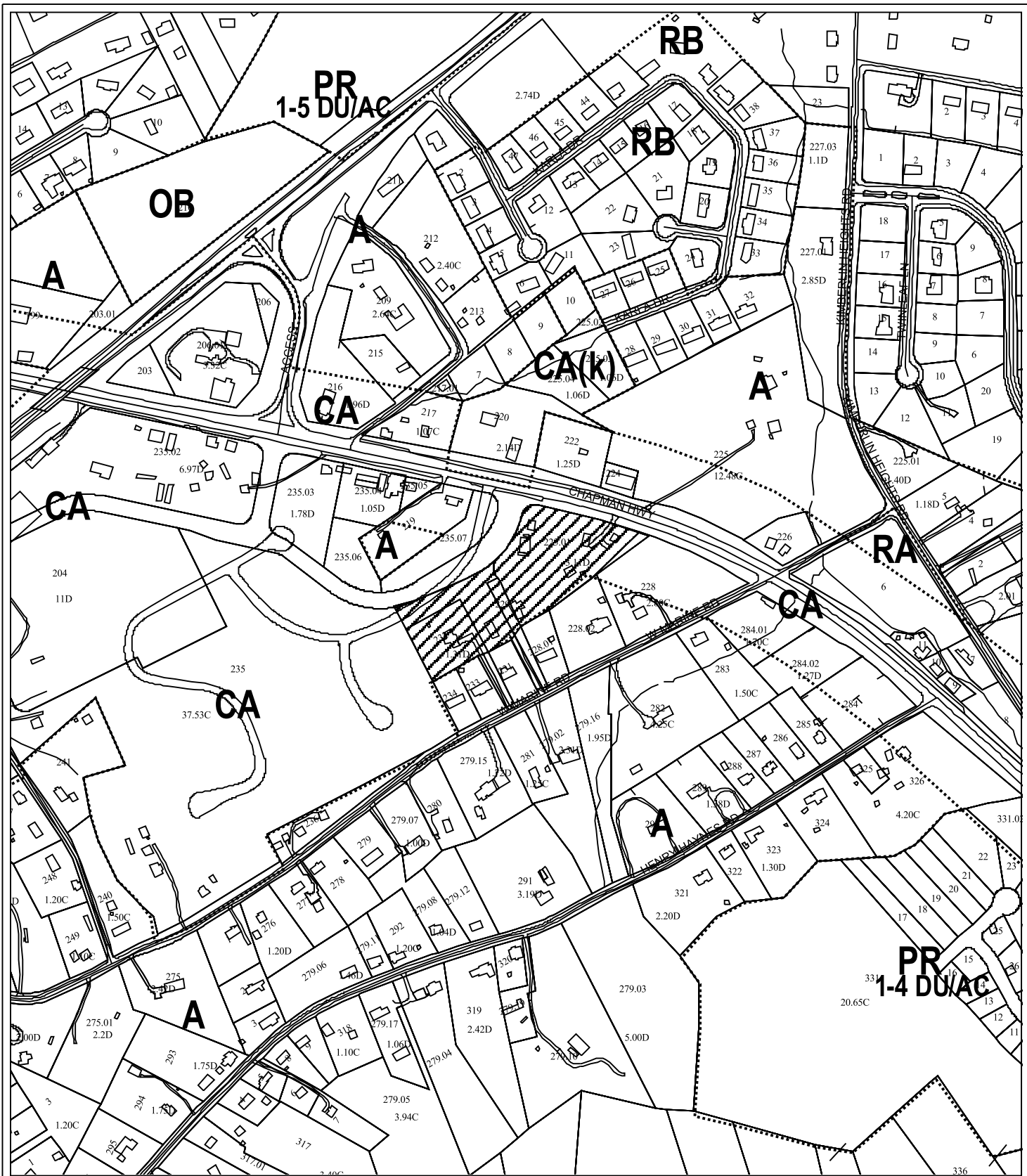
COMMENTS:

The concept plan for South Grove commercial subdivision was approved in 2005. At that time a connection to Marine Road was proposed in a different location. The applicant is now proposing to change the location of the access to Marine Rd. from this project. In addition to providing an additional access to the shopping center, the connection to Marine Rd. will partially alleviate a major safety problem in the area. The intersection of Marine Rd. at Chapman Hwy. has been the scene of multiple accidents that have resulted serious injuries and deaths. After this connector is completed, the County Engineering Dept. will propose to close the access from Marine Rd. on to Chapman Hwy.

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 Knoxville City Council. The date of the Knoxville City Council appeal hearing will depend on when the appeal application is filed.




1-SH-07-C
CONCEPT PLAN

Subdivision: South Grove

Map No: 137

Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 01/03/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



