



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

▶ **FILE #:** 4-SC-08-C

AGENDA ITEM #: 12

AGENDA DATE: 4/10/2008

▶ **SUBDIVISION:** ACKER PLACE
▶ **APPLICANT/DEVELOPER:** POST OFFICE CREDIT UNION
OWNER(S): Knoxville Post Office Credit Union

TAX IDENTIFICATION: 106 D A PT. 006
JURISDICTION: City Council District 3
▶ **LOCATION:** North side of Middlebrook Pk., west of E. Weisgarber Rd.
SECTOR PLAN: Northwest City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
WATERSHED: Fourth Creek

▶ **APPROXIMATE ACREAGE:** 27.2 acres

▶ **ZONING:** C-6 (General Commercial Park)
▶ **EXISTING LAND USE:** Vacant land
▶ **PROPOSED USE:** Public street
SURROUNDING LAND USE AND ZONING: North: Vacant land / O-1 (Office, Medical, and Related Services) & C-6 (General Commercial Park)
South: Knoxville Post Office / C-2 (Civic and Institutional)
East: Detention basin and vacant land / C-6 (General Commercial Park)
West: Knoxville Post Office Credit Union / O-1 (Office, Medical, and Related Services)

▶ **NUMBER OF LOTS:** 0
SURVEYOR/ENGINEER: Rob Sanders
ACCESSIBILITY: Access is via Middlebrook Pike, a minor arterial street with a required right-of-way of 112'.
▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Vertical curve variance at Station 0+12.50, from 50' to 25'.
2. Vertical curve variance at Station 1+90, from 250' to 150'.
3. Vertical curve variance at Station 3+40, from 250' to 150'.
4. Curb transition radius at both sides of the intersection of the proposed street and Middlebrook Pike, from 75' to 25'
5. Right-of-way transition radius on the east side of the intersection of the proposed street and Middlebrook Pike, from 75' to 0'
6. Right-of-way transition radius on the west side of the intersection of the proposed street and Middlebrook Pike, from 75' to 25'

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 - 6 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 4 conditions:

1. Provision of a street name that is consistent with the Uniform Street Naming and Addressing system within

Knoxville (City Ord. 0-280-90).

2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
4. 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.

With the conditions noted, the request meets all requirements for approval of a Concept Plan.

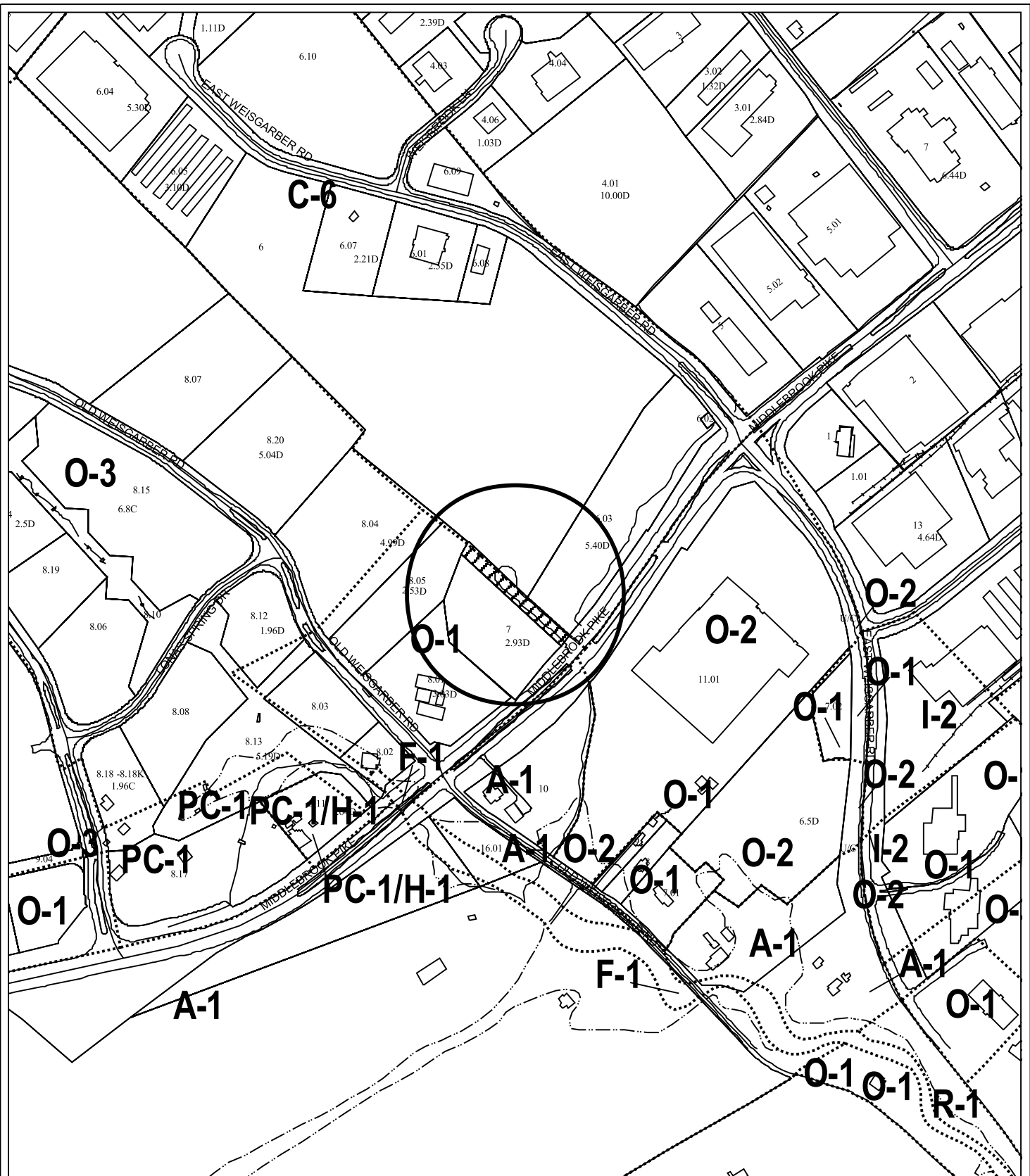
COMMENTS:

The applicant is requesting Concept Plan approval for the proposed construction and dedication of a public street having access off of Middlebrook Pike, a minor arterial street. The proposed street will provide access to the Knoxville Post Office Credit Union site (this site also has a right-in / right-out access drive west of the proposed street) which has recently been completed. The street will also provide access to the Acker Place property containing approximately 22 acres, which is zoned C-6 (General Commercial Park). The Acker Place property also has frontage on East Weisgarber Rd. The proposed street is located at an existing median cut in Middlebrook Pike. A Highway Entrance Permit has already been obtained from the Tennessee Department of Transportation for this project. There are no new lots being created by this proposed Concept Plan.

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.




4-SC-08-C
CONCEPT PLAN

Subdivision: Acker Place

Map No: 106

Jurisdiction: City

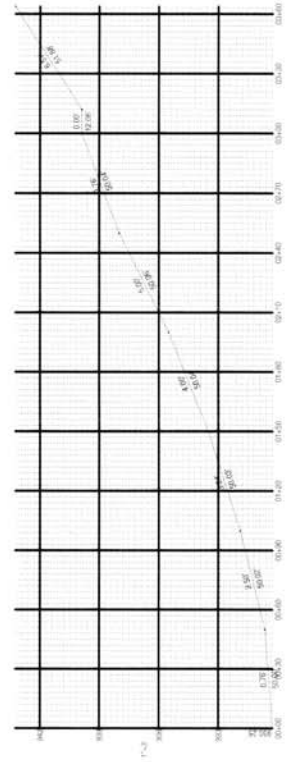
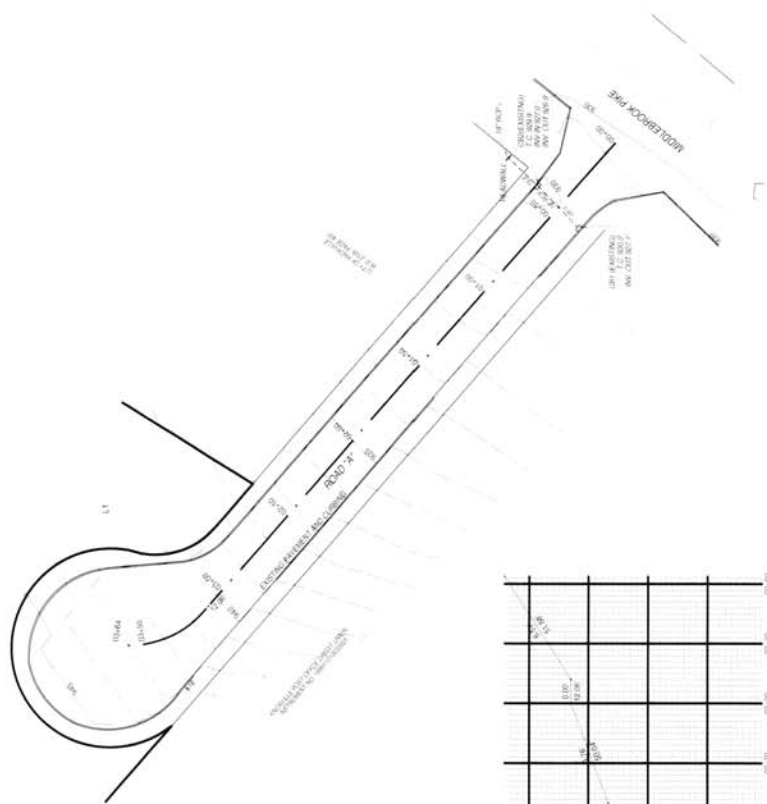
 Approval of a Concept Plan

Original Print Date: 03/27/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





- NOTES:
1. SHOWINGS WITH CAPS ARE AT ALL CORNERS BUT RECOVERED UNDER OTHERS
 2. ALL UTILITIES AND DIMENSIONS ARE SHOWN AS SHOWN UNLESS OTHERWISE NOTED
 3. EXISTING ELEVATIONS ARE SHOWN AS SHOWN UNLESS OTHERWISE NOTED
 4. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED
 5. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED
 6. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED
 7. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED
 8. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED
 9. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED
 10. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED



4-SC-08-C 7/9/08

REVISED CONCEPT PLAN
ACKEE PLACE
 RESUBDIVISION OF LOT 2
 FIFTH CIVIL DISTRICT IN JACKSON COUNTY, TENNESSEE
 FORTY-FIFTH WARD CITY OF FLORENCEVILLE, TENNESSEE
 JOHN W. B. BARNETT