



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

▶ **FILE #:** 11-SB-10-C

AGENDA ITEM # 11

AGENDA DATE: 11/10/2010

▶ **SUBDIVISION:** ARLINGTON PLACE

▶ **APPLICANT/DEVELOPER:** BENCHMARK ASSOCIATES

OWNER(S): First Century Bank

TAX IDENTIFICATION: 49 093, 09301 & 10304

JURISDICTION: City Council District 4

▶ **LOCATION:** Northwest side of Washington Pike, Southeast side of McCampbell Dr.

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

WATERSHED: Love Creek & Whites Creek

▶ **APPROXIMATE ACREAGE:** 44.223 acres

▶ **ZONING:** SC-1 (Neighborhood Shopping Center), RP-1 (Planned Residential) & O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Mixed Use Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land / PR (Planned Residential), I (Industrial) & SC (Shopping Center)

South: Residences / PR (Planned Residential)

East: Residences / RP-1 (Planned Residential) & RA (Low Density Residential)

West: Residences / PR (Planned Residential)

▶ **NUMBER OF LOTS:** 3

SURVEYOR/ENGINEER: Benchmark Associates, Inc.

ACCESSIBILITY: Access is via Washington Pike, an minor arterial street with a 22' pavement width within a 70' right-of-way, and McCampbell Dr., a local street with a 17' pavement width with a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 7 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Use on review or development plan review approvals shall not be granted for any development within the subdivision until required Traffic Impact Studies are completed and approved and any recommended street improvements are conditioned as a part of the use on review or development plan review approval. The applicant shall work with the Knoxville Department of Engineering on the design, timing and implementation of any recommended street improvements.

4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
6. The proposed lots will have access only to the internal street system unless additional access points are approved by the Planning Commission through the use on review or development plan review process.
7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

COMMENTS:

This proposed concept plan is for the resubdivision of three tracts with a total area of 44.223 acres into three lots that will be served by a new public street. The property which is located on the northwest side of Washington Pike and southeast side of McCampbell Dr. is zoned SC-1 (Neighborhood Shopping Center), RP-1 (Planned Residential) & O-1 (Office, Medical, and Related Services). The three lots are primarily divided along the zoning lines with the SC-1 lot having 17.061 acres, the RP-1 lot having 22.569 acres and the O-1 lot with 3.062 acres.

The proposed public street which will have access to Washington Pike will be located directly opposite Edmondson Lane. The proposed cul-de-sac street is designed with one entering and two exiting lanes with a divided median. The required sight distance along Washington Pike at the proposed entrance is 400 feet. The surveyor has verified that there is over 700 feet of sight distance in each direction at the proposed street.

A use-on-review application has been submitted for the December 9, 2010 Planning Commission meeting for the RP-1 lot. The proposal is for a church and assisted living facility on the 22.478 acre lot. A proposed master signage plan has also been submitted for the RP-1 and SC-1 property. A Traffic Impact Study prepared by Wilbur Smith Associates has been submitted and is currently under review by Staff for the church and assisted living facility.

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.