

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

▶ **FILE #:** 12-SA-11-C **AGENDA ITEM #** 13

AGENDA DATE: 12/8/2011

▶ **SUBDIVISION:** CHESTER COCHRAN PROPERTY

▶ **APPLICANT/DEVELOPER:** BRANCH BANKING AND TRUST

OWNER(S): Branch Banking and Trust

TAX IDENTIFICATION: 69 J A 011, 012, 013 & 015

JURISDICTION: City Council District 5

▶ **LOCATION:** North side of Dutch Valley Dr., east side of Bruhin Rd.

SECTOR PLAN: North City

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

WATERSHED: Second Creek

▶ **APPROXIMATE ACREAGE:** 4.86 acres

▶ **ZONING:** C-3 (General Commercial) & C-6 (General Commercial Park)

▶ **EXISTING LAND USE:** Commercial businesses

▶ **PROPOSED USE:** Commercial

SURROUNDING LAND USE AND ZONING: North: Public park / OS-2 (Park and Open Space)
 South: Vacant land and residence / C-1 (Neighborhood Commercial), O-1 (Office, Medical, and Related Services) & A-1 (General Agricultural)
 East: Residences / R-2 (General Residential)
 West: Mixed businesses and residences / R-1 (Low Density Residential), C-1 (Neighborhood Commercial) & C-4 (Highway and Arterial Commercial)

▶ **NUMBER OF LOTS:** 6

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via Dutch Valley Dr., a minor arterial street with a 22' pavement width within a 50' right-of-way and Bruhin Rd. a minor arterial street with a 21' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Reduction of required right-of-way on Bruhin Road, from 44' to roadway centerline to 30'.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because existing site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.**

APPROVE the Concept Plan subject to 5 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Including wording on the final plat, subject to approval by the Knoxville Department of Engineering, regarding the application of stormwater requirements for Lots 4 and 6.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Prior to final plat approval, providing documentation that the lot line between Lots 4 and 5 does not create a nonconforming setback for the existing buildings on those lots under the applicable C-3 and C-6 zoning.

5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the C-3 and C-6 zoning districts.

COMMENTS:

The applicant is proposing to resubdivide four tax parcels into six lots for this existing 4.85 acre development located at the northeast corner of the intersection of Dutch Valley Drive and Bruhin Road. The proposed subdivision will create separate lots for the existing buildings on site. The larger sixth lot is a vacant lot which will be developed under C-6 zoning, subject to Planning Commission Staff review and approval.

In laying out the internal lot lines for the subdivision, all existing buildings must comply with the setback standards for the applicable zoning district. With the proposed layout, the only lot line that is in question is the lot line between Lots 4 and 5. Since the zoning line between the C-3 and C-6 districts cuts across the existing building on proposed Lot 4, the Building Official will have to determine what setback requirement will apply. The applicant must provide documentation prior to final plat approval that the lot line between Lots 4 and 5 does not create a nonconforming setback for the existing buildings on those lots.

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.



**12-SA-11-C
CONCEPT PLAN**

Subdivision: Chester Cochran Property



Approval of Concept Plan

Original Print Date: 11/21/2011 Revised: 11/29/2011
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 69
Jurisdiction: City



