

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

▶ **FILE #:** 9-SD-15-C
 9-G-15-UR

AGENDA ITEM #: 14
AGENDA DATE: 9/10/2015

▶ **SUBDIVISION:** RESUBDIVISION OF CONRAD-BYRD PROPERTIES & UNPLATTED PROPERTY

▶ **APPLICANT/DEVELOPER:** CAPITAL BANK
 OWNER(S): Capital Bank

TAX IDENTIFICATION: 59 N C 008 [View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 0 Pinehurst Dr

▶ **LOCATION:** South side of Charlie Haun Drive, West side of Washington Pike

SECTOR PLAN: East City

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

WATERSHED: Love Creek

▶ **APPROXIMATE ACREAGE:** 11.94 acres

▶ **ZONING:** PC-1 (Retail and Office Park)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Commercial subdivision

SURROUNDING LAND USE AND ZONING: The site is located in an area south of the I-640 and Washington Pk. interchange that includes a mix of single-family, multi-family residential, office and commercial development. Zoning in the area is O-1 (Office, Medical, and Related Services), R-1 (Low Density Residential), C-6 (General Commercial Park), and PC-1 (Retail and Office Park).

▶ **NUMBER OF LOTS:** 6

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via Washington Pk., a minor arterial with a pavement width of 35' within a 76' wide right-of-way; and Charlie Haun Dr., a local street with a pavement width of 37' within a 65' wide right-of-way. There is a bus stop located across Washington Pk. from the property that is serviced by two transit routes.

▶ **SUBDIVISION VARIANCES REQUIRED:** N/A

STAFF RECOMMENDATION:

▶ **WITHDRAW** concept plan as requested by the applicant's representative.

▶ **WITHDRAW** use on review as requested by the applicant's representative.

COMMENTS:

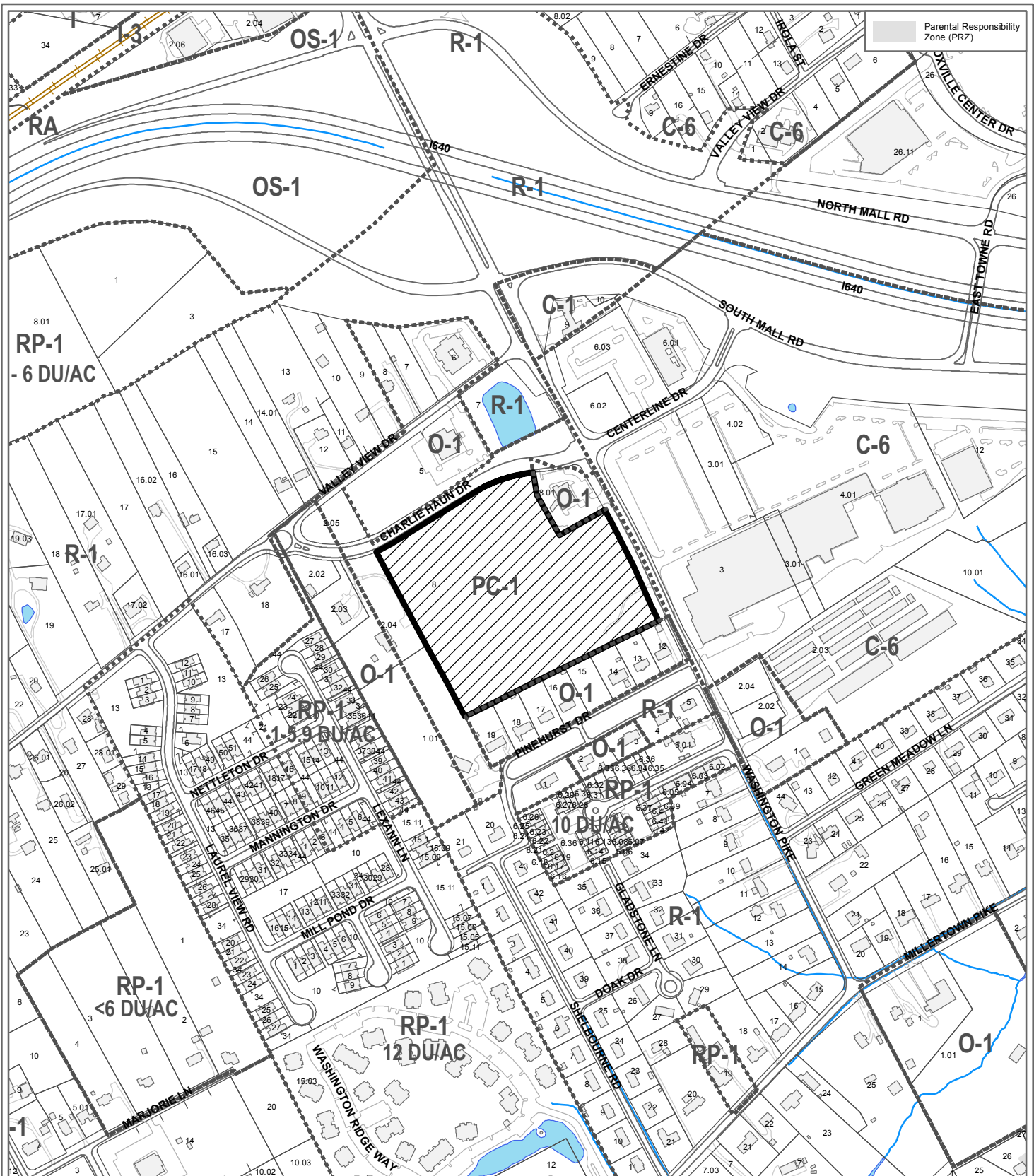
The applicant's representative has requested that this application be withdrawn. This request would have resulted in a concept plan approval for a 6 lot commercial subdivision that included a new road that connections Charlie Haun Dr. to Washington Pk. with an intersection directly opposite of a driveway for the shopping center that includes the Home Depot store.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

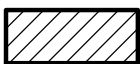
MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



Parental Responsibility Zone (PRZ)

**9-SD-15-C / 9-G-15-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Capital Bank
Resubdivision of Conrad-Byrd
Properties & Unplatted Property



Commercial subdivision in PC-1 (Retail and Office Park)

Original Print Date: 8/25/2015
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 59
Jurisdiction: City

0 500
Feet

