

SUBDIVISION REPORT - CONCEPT

► **FILE #:** 3-SC-19-C **AGENDA ITEM #:** 10
POSTPONEMENT(S): 3/14/2019 **AGENDA DATE:** 4/11/2019
 ► **SUBDIVISION:** HISTORIC MIDDLEBROOK PRESERVATION TRUST
 ► **APPLICANT/DEVELOPER:** MARK A. BIALIK / GBS ENGINEERING
OWNER(S): Rick Fox / Historic Middlebrook Preservation Trust, Inc.

TAX IDENTIFICATION: 93 K B 002 [View map on KGIS](#)
JURISDICTION: City Council District 6
STREET ADDRESS: 4001 Middlebrook Pike
 ► **LOCATION:** East side of Ed Shouse Dr., West side of I-640, North of Middlebrook
SECTOR PLAN: Northwest City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
WATERSHED: Third Creek
 ► **APPROXIMATE ACREAGE:** 58.42 acres

► **ZONING:** C-6 (General Commercial Park) / F-1 (Floodway)
 ► **EXISTING LAND USE:** Vacant land
 ► **PROPOSED USE:** Business / warehouse development
SURROUNDING LAND USE AND ZONING: This property is located in the industrial and manufacturing area along Middlebrook Pike in the C-6 and I-3 zones. The property is part of the historic Middlebrook property. The historic house (circa 1845) and old barn structures are located in the A-1 zoned property to the south.

► **NUMBER OF LOTS:** 2
SURVEYOR/ENGINEER: Mark A. Bialik / GBS Engineering
ACCESSIBILITY: Access is via Ed Shouse Dr., a major arterial with central median within 250' of right-of-way.
 ► **SUBDIVISION VARIANCES REQUIRED:**

STAFF RECOMMENDATION:

► **POSTPONE** the Concept Plan to the May 9, 2019 Planning Commission meeting as requested by the applicant.

COMMENTS:

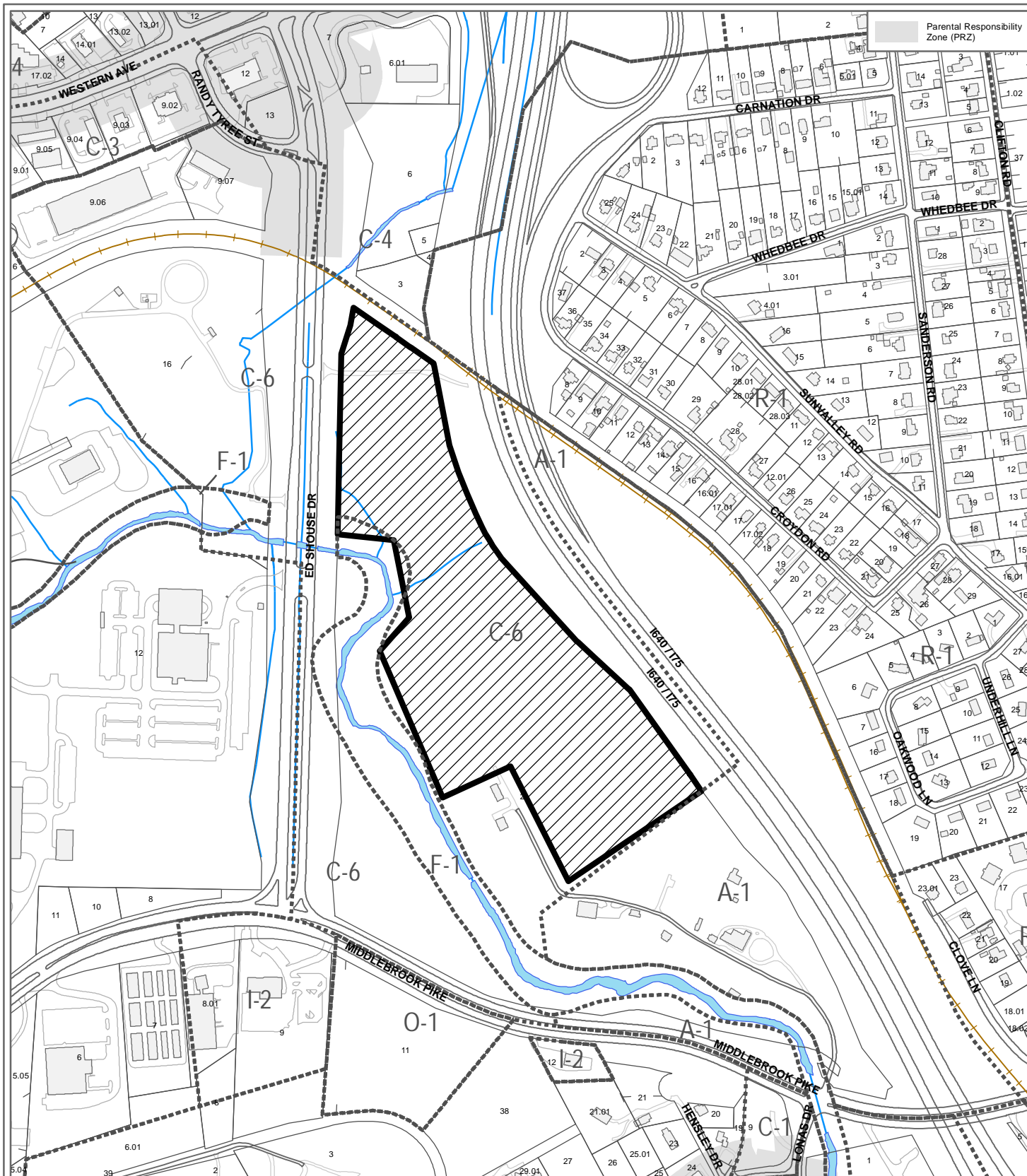
This proposal is to subdivide this 58.4 acre property into 2 lots, approximately 25 acres will become an office warehouse development with access to Ed Shouse Drive and the remainder will remain with the historic Middlebrook property. There will be one new road with a cul-de-sac that will connect to Ed Shouse Drive and the applicant proposes to move an existing median curb cut to the south to align with the proposed road. The proposed office warehouse development is a permitted use within the C-6 zone and the development plan is

reviewed and approved by staff.

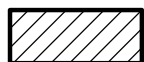
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: Not applicable.

Knoxville-Knox County Planning Commission'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.



3-SC-19-C CONCEPT PLAN



Approval of Concept Plan

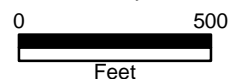
Original Print Date: 2/19/2019
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

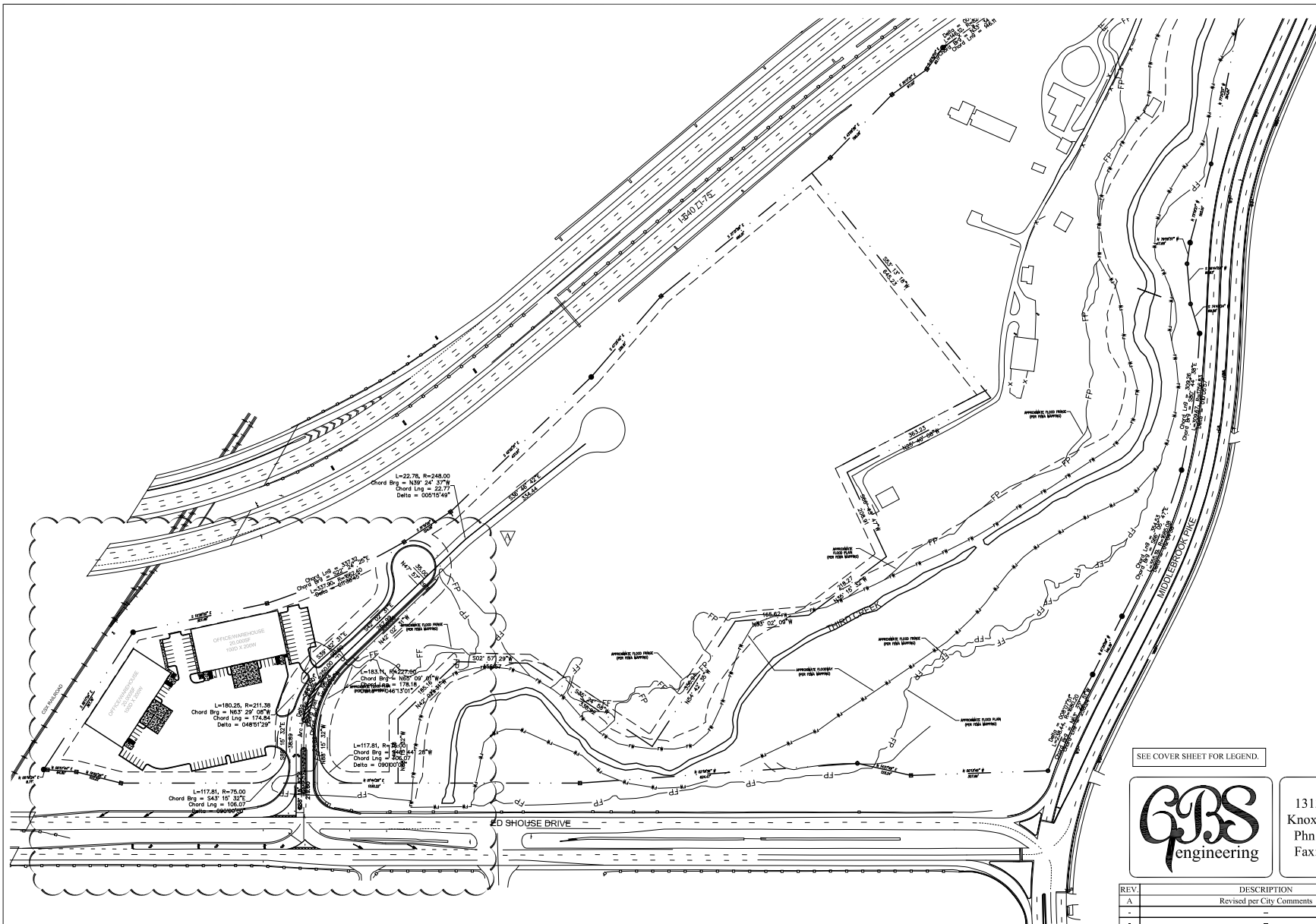
Revised:

Subdivision: Historic Middlebrook
 Preservation Trust

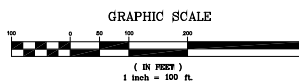
Map No: 93

Jurisdiction: City





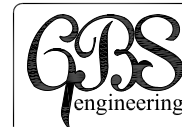
OVERALL SITE PLAN
Scale: 1" = 100'-0"



3-SC-19-C
Revised: 3/29/2019



SEE COVER SHEET FOR LEGEND.



1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005



REV.	DESCRIPTION	BY	DATE
A	Revised per City Comments	THF	03/28/2019
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
TITLE: OVERALL SITE PLAN		DRAWN BY: THF	SHEET NO:
LOCATION: Street Address KNOXVILLE, TENNESSEE CLT Map 093, Insert K, Group B, Parcel 002		CHECKED BY: MAB	C3.0
Owner:		FILE NAME: 2161 - 3.0	
Owner:		JOB NUMBER 2161	
Owner:		ISSUE DATE: 01/25/2019	



Sherry Michienzi <sherry.michienzi@knoxplanning.org>

Fwd: 2161 - Historic Middlebrook (3-SC-19-C)

1 message

Mike Reynolds <mike.reynolds@knoxplanning.org>

Tue, Apr 2, 2019 at 4:18 PM

To: Sherry Michienzi <sherry.michienzi@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

Postponement request for 3-SC-19-C until the May 9, 2019 Planning Commission meeting.

----- Forwarded message -----

From: **Mark Bialik** <Mark@gbs-eng.net>

Date: Tue, Apr 2, 2019 at 4:04 PM

Subject: 2161 - Historic Middlebrook

To: Mike Reynolds <mike.reynolds@knoxplanning.org>

Cc: jimnixon@5881000.com <jimnixon@5881000.com>, David Fiser <dfiser@fiserinc.com>, Travis Ferrell <Travis@gbs-eng.net>, Ricky Fox <rrenardffo@aol.com>

Mike,

Per our telephone conversation this afternoon, I understand we need to post-pone for one more month, due to the Traffic Study was submitted later than the date required to stay on the agenda for April. We look forward to getting approval in May.

Please call or email me, if you require any additional information, or have any questions.

Mark A. Bialik, PE

(AL, AR, FL, GA, IN, IA, KY, NC, NJ,

OK, PA, SC, TN, TX, UT, VA, WI, WV)

GBS Engineering

Phone: 865.566.0185

Fax: 1.888.485.7005

Cell: 865.607.1246

email: mark@gbs-eng.net

Address: 1313 Kalmia Road,

Knoxville, TN 37909

LEGAL DISCLAIMER

M P C

METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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Knoxville, Tennessee 37902
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FAX • 215 • 2068
www.knoxmpc.org

SUBDIVISION - CONCEPT

Name of Applicant: GBS Engineering (Mark A. Bialik)Date Filed: 1/28/19 Meeting Date: 3/24/19Application Accepted by: Marc PayneFee Amount: 500.00 File Number: Subdivision - Concept 3-SC-19-6Fee Amount: Related File Number: Development Plan

RECEIVED

JAN 28 2019

Knoxville-Knox County
Planning

PROPERTY INFORMATION

Subdivision Name: Historic Middlebrook
Preservation TrustUnit/Phase Number: General Location: w/s I-640 E/s Ed Shouse Dr
due north of Middlebrook PikeTract Size: 58.42 No. of Lots: 1Zoning District: C-6, F-1Existing Land Use: VacantPlanning Sector: Northwest CityGrowth Policy Plan Designation: CityCensus Tract: 3802Traffic Zone: 155Parcel ID Number(s): 093KB002Jurisdiction: ☒ City Council 6th District☐ County Commission District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KUBWater "Electricity "Gas "Telephone AT&T

TRAFFIC IMPACT STUDY REQUIRED

☐ No ☒ Yes

USE ON REVIEW

☒ No ☐ Yes

Approval Requested:

☐ Development Plans in Planned District or Zone☐ Other (be specific):

VARIANCE(S) REQUESTED

☐ No ☐ Yes (If Yes, see reverse side of this form)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: Lick FoxCompany: Historic Middlebrook Pres Trust, IncAddress: 4001 MiddlebrookCity: Knoxville State: TN Zip: 37921Telephone: 494-1199Fax: E-mail: BrenardH@nol

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT Name: Mark A. BialikCompany: GBS EngineeringAddress: 1313 Kalmia RdCity: Knoxville State: TN Zip: 37909Telephone: 566-0185Fax: 888-485-7005E-mail: mark@gbg-eng.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT Name: Mark A. BialikCompany: GBS EngineeringAddress: 1313 Kalmia RdCity: Knoxville State: TN Zip: 37909Telephone: 566-0185Fax: 888-485-7005E-mail: mark@gbg-eng.net

Please Sign in Black Ink:

Name

Address

City

State

Zip

Owner

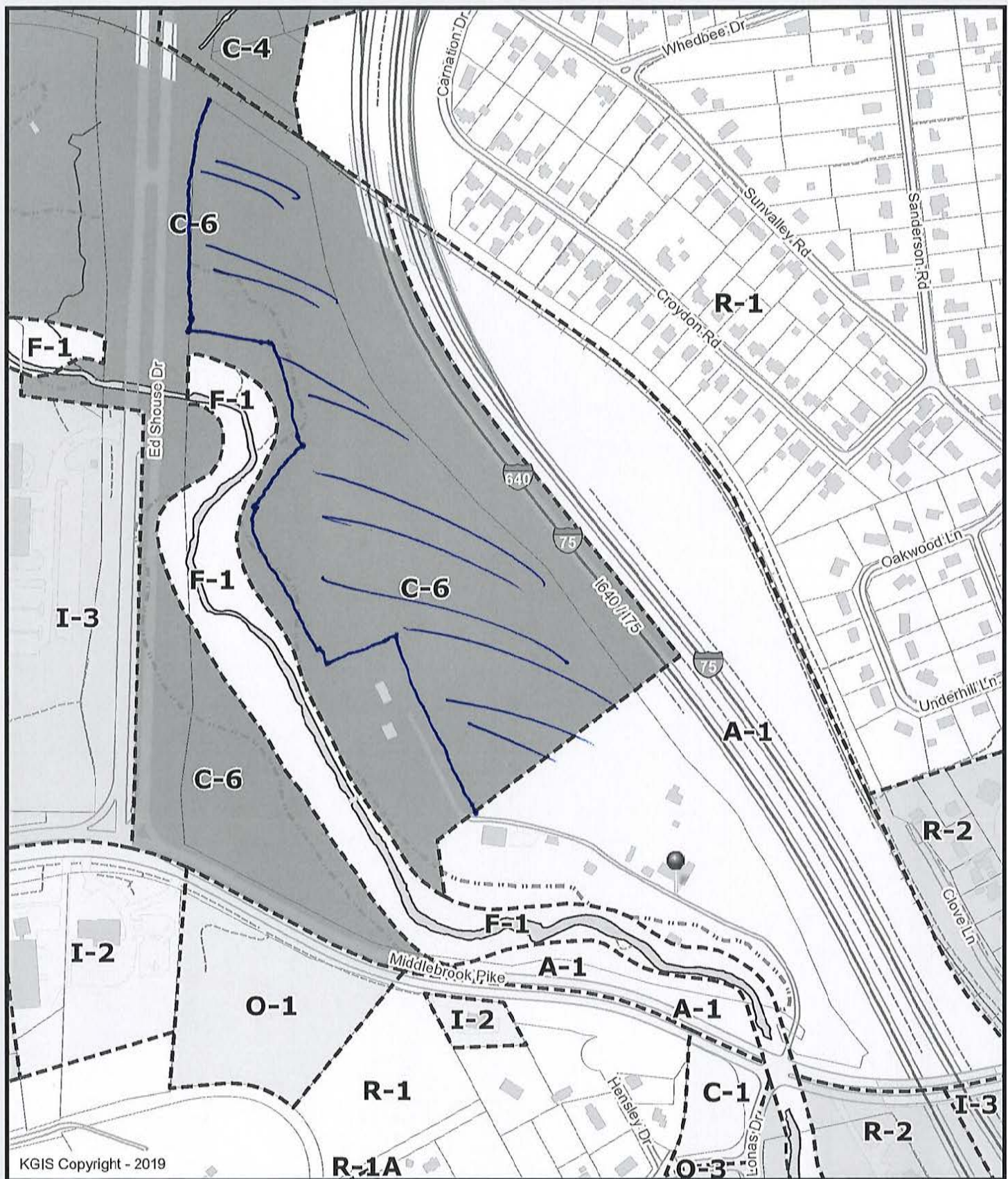
Option

Name Sherrill Williams

7019 ROCKINGHAM DRIVE

KNOWLEDGE TV 37909

X



Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

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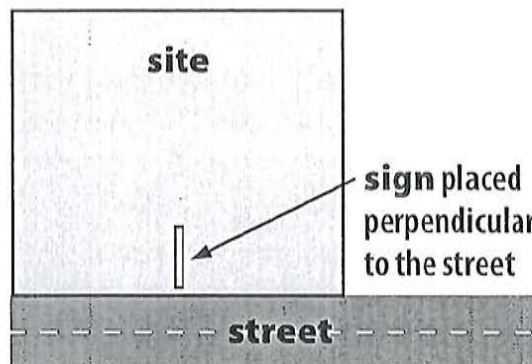
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

2/27/19 and 3/15/19
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: _____

Printed Name: _____

Phone: _____

Email: _____

Date: _____

MPC File Number: _____