

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

**CONCEPT PLAN**

KNOXVILLE-KNOX COUNTY

**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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**File Number:** 1-SH-08-C                      **Related File Number:**  
**Application Filed:** 12/10/2007                      **Date of Revision:**  
**Applicant:** DEVELOPMENT CORPORATION OF KNOX COUNTY

## PROPERTY INFORMATION

**General Location:** North side of Hardin Valley Rd., east side of Reagan Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 012, 014 & 015                      **Jurisdiction:** County  
**Size of Tract:** 97.07 acres  
**Accessibility:** Access is via Hardin Valley Rd., a four lane median divided, minor arterial street.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Residential subdivision / PR (Planned Residential)  
South: Residential and office uses / CA (General Business), OA (Office Park), PR (Planned Residential) & A (Agricultural)  
East: Beaver Creek, business park / F (Floodway, I (Industrial) and LI (Light Industrial)  
West: Residences / PR (Planned Residential) & A (Agricultural) / TO (Technology Overlay)  
**Proposed Use:** Non-Residential (Light Industrial) Subdivision                      **Density:**  
**Sector Plan:** Northwest County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** LI (k) (Light Industrial) & F (Floodway)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Hardin Business Park

No. of Lots Proposed: 13                      No. of Lots Approved: 13

Variances Requested: 1. Variance to reduce the right-of-way radius at the intersection of Hardin Valley Rd. and Reagan Rd., from 75' to 0'.

S/D Name Change:

### **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

### **MPC ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variance 1 because the right-of-way required for street improvements had been previously acquired, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Providing the recommended street improvements identified in the Traffic Impact Study prepared by Site, Inc. and dated November 17, 2005 with the condition that the full right turn lane (200' with 12:1 taper (144')) into the development be provided at the initial stage of the subdivision.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
6. Placing a note on the final plat that all lots will have access only to the internal street system except for Lots 1 and 13 which may have one right-in/right-out only access to Hardin Valley Rd., subject to approval by the Knox County Department of Engineering and Public Works. The access drive for Lot 13 shall not interfere with the right turn lane (200' turn lane with 144' taper) into the development.
7. Identifying the floodway, no-fill zone, 100 and 500 year flood plain, and required minimum floor elevations for all applicable lots on the final plat.
8. Identifying the required 30' buffer along the blueline streams on the final plat.
9. Including the 100' setback requirement along Reagan Rd. on the final plat.
10. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments: The applicant is proposing to subdivide this 97.07 acre tract into 13 lots for uses permitted under the LI (Light Industrial) Zoning District. This property was rezoned to LI (k) (Light Industrial) by Knox County Commission on November 19, 2001 with the condition that a 100' setback will be required along Reagan Rd. This required setback has been shown on the concept plan.

A concept plan (12-SF-05-C) had previously been approved by the Planning Commission on December 8, 2005. While the street and drainage infrastructure serving the subdivision has been constructed, the final plat had not been approved prior to the expiration of the concept plan. The applicant is requesting approval of both the new concept plan and final plat at this meeting.

Due to the number of trips that will be generated by the proposed development, a traffic impact study was prepared for the subdivision. It was determined that the existing median cut and left turn lane at the proposed entrance is adequate for the business park up to 50% build-out. After 50% build-out, the left turn lane will have to be extended. A two stage right turn lane was also identified. Staff is recommending that the full length right-turn lane be implemented at the initial stage of the subdivision. The traffic impact study also recommended a traffic signal at the entrance to the subdivision. All lots will have access only to the internal street system except for Lots 1 and 13 which may have one right-in/right-out only access to Hardin Valley Rd., subject to approval by the Knox County Department of Engineering and Public Works. The access drive for Lot 13 shall not interfere with the right turn lane (200' turn lane with 144' taper) into the development.

MPC Action: Approved

MPC Meeting Date: 1/10/2008

**Details of MPC action:**

**Summary of MPC action:** APPROVE variance 1 because the right-of-way required for street improvements had been previously acquired, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

**Date of MPC Approval:** 1/10/2008

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Chancery Court

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**