

**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:** 12-SE-07-C                      **Related File Number:**  
**Application Filed:** 11/5/2007              **Date of Revision:**  
**Applicant:** HARDIN VALLEY, LLC.

**PROPERTY INFORMATION**

**General Location:** South side of Hardin Valley Rd., southwest of Westcott Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 017.01                      **Jurisdiction:** County  
**Size of Tract:** 16.34 acres  
**Accessibility:** Access is via Hardin Valley Rd., a four lane, median divided, arterial street.

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** This site is within the Hardin Valley development corridor that includes residential, office, commercial and industrial uses that have developed under PC, CA, OA, LI, I, PR, RA and A zones.  
**Proposed Use:** Retail/office in PC north part (6.9 acres). Attached residential development on the PR portion (9.4 acres)                      **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:** PC (Planned Commercial) & PR (Planned Residential)  
**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 Valley Conrad  
No. of Lots Proposed: 6 No. of Lots Approved: 0  
Variances Requested: None  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Dan Kelly  
Staff Recomm. (Abbr.): APPROVE the concept plan subject to 9 conditions  
Staff Recomm. (Full):  
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department  
3. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County  
4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works  
5. Obtaining the excess right-of-way from Hardin Valley Rd. for the purpose of providing stormwater detention on the site  
6. Constructing all improvements as recommended by the traffic impact study  
7. Decreasing the length of the proposed boulevard section to eliminate turning movement conflicts at the driveway to lots 1-4  
8. Place a note on the final plat that all lots will have access from the internal street system only  
9. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: This site was recently rezoned to PC (Planned Commercial) and PR (Planned Residential). The applicant is proposing to divide the 16.34 acre site into six lots. The largest lot will contain 9.4 acres and will be developed with some form of residential use. The remaining 6.9 acres will be divided into 5 lots and will be used for office/commercial development. Access to the site will be via a joint permanent easement that will tie into Hardin Valley Rd. directly across from Willow Point Wy.

The actual use of each lot is not proposed at this time. The applicant is proposing to install the utilities, construct the joint permanent easement and grade the proposed lots. Based on the zoning of the site, an overall development plan or separate plans for each lot will have to be approved through the use on review process before any buildings can be constructed at this location. A traffic impact study was done for this site based on the anticipated uses.

MPC Action: Approved MPC Meeting Date: 12/13/2007

Details of MPC action:

Summary of MPC action: APPROVE the concept plan subject to 9 conditions

Date of MPC Approval: 12/13/2007 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:

