

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 12-SF-05-C **Related File Number:**
Application Filed: 11/7/2005 **Date of Revision:**
Applicant: SITE, INC.
Owner: THE DEVELOPMENT CORP. OF KNOX COUNTY

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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PROPERTY INFORMATION

General Location: North side of Hardin Valley Rd., east side of Reagan Rd.
Other Parcel Info.:
Tax ID Number: 104 12, 14 & 15 **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: Residence and farm land.
Surrounding Land Use: North: Residential subdivision under construction / PR (Planned Residential)
South: Residential and office uses / CA (General Business), OA (Office Park), PR (Planned Residential) & A (Agricultural)
East: Beaver Creek, business park and residence / 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:** NA
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)
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 Business Park

Surveyor: Site, Inc.

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. 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: 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.

Due to the number of trips that will be generated by the proposed development, a traffic impact study was prepared for the subdivision. A copy of the recommended improvements is attached. 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: 12/8/2005

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: 12/8/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: