

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: 2-SB-16-C **Related File Number:**
Application Filed: 12/28/2015 **Date of Revision:**
Applicant: RUSTY BITTLE

PROPERTY INFORMATION

General Location: Southeast side of Hardin Valley Rd., west of Valley Vista Rd.
Other Parcel Info.:
Tax ID Number: 103 115 **Jurisdiction:** County
Size of Tract: 23.3 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 3 lane section with a 44' pavement width within an 80' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land, parking lot and residences / PC (Planned Commercial) / TO (Technology Overlay) and BP (Business and Technology Park) / TO (Technology Overlay)
South: Vacant land / PR (Planned Residential) / TO (Technology Overlay)
East: Vacant land and apartments / PC (Planned Commercial) / TO (Technology Overlay), A (Agricultural) / TO and OB (Office, Medical and related Services) / TO
West: Bank and apartments / PC (Planned Commercial) / TO (Technology Overlay) and OB (Office, Medical and related Services) / TO
Proposed Use: Commercial 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: 0 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay) & OB (Office, Medical, and Related Services) / TO
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: Palmer Subdivision

No. of Lots Proposed: 5 No. of Lots Approved: 5

Variances Requested: 1. Street grade variance for the Joint Permanent Easement (JPE) between STA 2+36.75 and STA 9+08.41, from 12% to 12.5%.
2. Intersection right-of-way radius variance at the southwest corner of the intersection of Hardin Valley Rd. and the JPE, 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 variances 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations and the applicant does not control the adjoining property at the proposed JPE intersection.

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 a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Providing a revised Traffic Impact Study addressing the comments as outlined in the letter from Tarren Barrett of MPC Staff to John Gould of CDM Smith and dated February 2, 2016. The revised Study is subject to review and approval by the Knox County Department of Engineering and Public Works and Planning Commission Staff. The applicant shall be responsible for installing the street and driveway improvements recommended in the Study. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works.
4. Revising the concept plan to include the right turn lanes on Hardin Valley Rd., and the left and right turn lanes exiting the site as recommended in the Traffic Impact Study.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that access to Hardin Valley Rd. is restricted to the two access points (JPE and shared driveway) identified on the Concept Plan.
7. Proposed development of the lots that are zoned PC (Planned Commercial) is subject to a Use on Review approval by the Planning Commission. Proposed development within the TO (Technology Overlay) district is subject to review and approval by the Tennessee Technology Corridor Development Authority.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement and the stormwater facilities.
9. Any grading within the 100' Tennessee Valley Authority (TVA) transmission line easement is subject to review and approval by TVA.
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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

Comments: The applicant is proposing to subdivide this 23.3 acre tract into 5 lots for development under the PC (Planned Commercial) / TO (Technology Overlay) & OB (Office, Medical, and Related Services) / TO zoning districts. Access to the commercial subdivision will be by a Joint Permanent Easement (JPE) meeting public street standards on the western side of the property, and a shared access driveway located on the eastern side of the property. The JPE will provide access for the three frontage lots along Hardin Valley Rd. and the two lots that do not front on Hardin Valley Rd.

The Planning Commission had previously approved a concept plan for this site on November 12, 2015 (10-SE-15-C). However, since an 8.45 acre tract has been removed from the proposed subdivision,

this revised concept plan is before the Planning Commission for approval.

A revised traffic impact study was submitted for the proposed subdivision. The study has recommended the addition of right turn lanes on Hardin Valley Rd., and left and right turn lanes exiting the site.

Action: Approved

Meeting Date: 2/11/2016

Details of Action:

Summary of Action:

APPROVE variances 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations and the applicant does not control the adjoining property at the proposed JPE intersection.

APPROVE the Concept Plan subject to 10 conditions.

Date of Approval: 2/11/2016

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: