

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Hardin Valley Road

Surveyor: Cannon & Cannon

No. of Lots Proposed: 8 No. of Lots Approved: 8

Variances Requested: 1. Vertical curve variance on Road A at STA 1+07.50 from 200' to 120'.

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 site's topography restricts compliance with the Subdivision Regulations, and the proposed variances 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. Revising the concept plan to show storm drain stub-outs from the catch basins in the proposed Joint Permanent Easement to the individual lots.
4. At the design plan stage of the subdivision, working with the Knox County Department of Engineering and Public Works on identifying the parties responsible for the design and implementation of the improvements recommended in the traffic impact analysis.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Certification on the final plat by the applicant's surveyor that there is 300' of sight distance in both directions on Schaeffer Rd. for the proposed driveway for Lot 8.
7. Providing a note on the final plat that all lots except for Lot 8 shall have access only to the Joint Permanent Easement (JPE).
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the JPE and recording the protective covenants for the subdivision.
9. Meeting all requirements of the approved use on review development plan.
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 a 13.38 acre portion of this 44.5 acre tract into an eight lot planned commercial subdivision. The proposed subdivision includes a new public street that will be aligned with Cherahala Blvd, the main entrance to the Pellissippi Corporate Center. This new street is designed to eventually tie into Schaeffer Rd. and will become Schaeffer Rd. in its future alignment with Cherahala Blvd.

Access to the subdivision lots will be from a proposed Joint Permanent Easement. Access for Lot 8 is proposed from Schaeffer Rd. The applicant's surveyor will be required to certify that there is 300' of sight distance in both directions on Schaeffer Rd. for the proposed driveway for Lot 8. Access to Lot 8 may change when Schaeffer Rd. is realigned. A small portion of Lot 8 is presently zoned A (Agricultural) / TO (Technology Overlay) and may need to be rezoned to PC (Planned Commercial) / TO (Technology Overlay) depending on the proposed development of the lot.

The site is located within the TO (Technology Overlay) zoning district and development of the lots is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTEDA).

A traffic impact analysis was conducted for the proposed subdivision. A copy of the study recommendations are attached. At the design plan stage of the subdivision, the applicant will work with

the Knox County Department of Engineering and Public Works on identifying the parties responsible for the design and implementation of the improvements recommended in the traffic impact analysis..

MPC Action:

Approved

MPC Meeting Date: 3/9/2006

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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Summary of MPC action:

APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions

Date of MPC Approval:

3/9/2006

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: