

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 5-SI-07-C **Related File Number:**
Application Filed: 4/2/2007 **Date of Revision:**
Applicant: JOHN DRUMMER

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PROPERTY INFORMATION

General Location: Northwest side Hardin Valley Rd., west side of Steele Rd.
Other Parcel Info.:
Tax ID Number: 117 5, 5.06, 5.10, & 5.11 **Jurisdiction:** County
Size of Tract: 19.4 acres
Accessibility: Access is via Hardin Valley Road, Steele Rd. and a new proposed road that will connect Campbell Station Rd. with Steele Rd.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant Land
Surrounding Land Use: This area has been developed with residential uses and a school under Agricultural, PR and Industrial zoning.
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:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business), A (Agricultural) & CR (Rural Commercial)
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 Road Development
No. of Lots Proposed: 10 No. of Lots Approved: 0
Variances Requested: 1. Vertical curve variance from 237.5' to 150' at sta 1+60
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): DENY variance 1 because the vertical curve will need to be extended in order to meet the required sight distance (300")
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 (91-1-102). Staff recommends N. Campbell Station Rd.
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Prior to the issuance of an occupancy permit, the applicant improving Steele Rd. and Hardin Valley Rd. as shown on the development plan and as recommended by the traffic impact study The improvements will be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works.
5. The applicant paying for or posting a bond for a period of up to five years cover the costs associated with the installation of the proposed traffic signal at the intersection of Hardin Valley and N. Campbell Station Roads. Installation of the signal is not to occur until it is deemed to be warranted by the Knox County Dept. of Engineering and Public Works
6. Prior to certification of the final plat for the subdivision, establishing a property owners association for the purpose of maintaining the storm water drainage system.
7. Certification on the final plat by the applicant's engineer that there is 300' of sight distance at the intersection of the proposed North Campbell Station Rd. extension and Steele Rd.
8. Note on the plan the required 30' from center line minimum right-of-way dedication on Hardin Valley and Steele Roads.
9. Note on the plan that all sidewalk construction will comply with Americans With Disabilities Act
10. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

Comments: The applicant is proposing to develop this 19.4 acre site into a 10 lot commercial subdivision. At present the lead tenant is expected to be a supermarket. A traffic impact study was done was submitted with this proposed subdivision. The study calls for a number of improvements to Hardin Valley and Steele Roads. These improvements include, but are not limited to, installation of a traffic signal at the intersection of Hardin Valley Rd. and N. Campbell Station Road and turn lane improvements in Hardin Valley and Steele Roads. These improvements will have to be in place or a bond posted, guaranteeing their completion, prior to permitting the occupancy permits to be issued. In addition to the previously note road improvements, a new street will be constructed that will extended N. Campbell Station Road to tie into Steele Rd.

MPC Action: Approved MPC Meeting Date: 5/10/2007

Details of MPC action:
Summary of MPC action:

Date of MPC Approval: 5/10/2007 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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: