

# 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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400 Main Street  
Knoxville, Tennessee 37902  
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www.knoxmpc.org

**File Number:** 6-SG-07-C                      **Related File Number:** 6-K-07-UR  
**Application Filed:** 5/7/2007                      **Date of Revision:**  
**Applicant:** HARDIN VALLEY LAND PARTNERS, LLC.

### PROPERTY INFORMATION

**General Location:** Northwest side of Carmichael Rd., west side of Pellissippi Pkwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 109                      **Jurisdiction:** County  
**Size of Tract:** 32.7 acres  
**Accessibility:** Access is via Carmichael Rd., a minor collector street with 19' of pavement width within 50' of right of way. The plans proposed for this property and the property to the north include a new public street which will provide a connection between Hardin Valley Rd. and Carmichael Rd.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Vacant land / OB (Office, Medical & Related Services), A (Agricultural) & PC(k) (Planned Commercial) / TO (Technology Overlay)  
South: Vacant land and residences / BP (Business and Technology) & A (Agricultural) / TO (Technology Overlay)  
East: Pellissippi Parkway / A (Agricultural) / TO (Technology Overlay)  
West: Vacant land and residences / A (Agricultural) / TO (Technology Overlay)  
**Proposed Use:** Business park and residential development                      **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:** BP (Business and Technology) & PR (Planned Residential) / TO (Technology Overlay)  
**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: Vista Dei Monte

No. of Lots Proposed: 2                      No. of Lots Approved: 2

Variances Requested: None

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 the Concept Plan subject to 9 conditions:

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
  2. Placing a note on the concept plan that intersection grade of 2% has been approved by the Knox County Department of Engineering and Public Works.
  3. As recommended in the Traffic Impact Study for Vista Dei Monte, including a left turn lane on Carmichael Rd. at the intersection with Valley Vista Rd.; improving Carmichael Rd. to achieve at least 300' of sight distance along Carmichael Rd. at Valley Vista Rd.; and widening Carmichael Rd. to a width of 20' to Pellissippi Parkway. The plans for improvements to Carmichael Rd. shall be presented to the Knox County Department of Engineering and Public Works at the design plan stage of the development. Plans shall also be provided at the design plan stage for traffic control and detouring of traffic during the construction of improvements to Carmichael Rd.
  4. Access to the site, including construction access, shall not be permitted from Carmichael Rd. until the improvements to Carmichael Rd. that provide the required sight distance have been completed and the required sight distance has been certified.
  5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  6. As recommended in the Traffic Impact Study for Vista Dei Monte, and subject to approval from the Tennessee Department of Transportation (TDOT), implementing improvements to the intersection of Carmichael Rd. and Pellissippi Parkway that include the elimination of the existing left-turn lanes and addition of deceleration and acceleration lanes in the southbound direction of Pellissippi Parkway at Carmichael Rd.
  7. Obtaining a street connection permit from TDOT for work within the right-of-way of Pellissippi Parkway.
  8. Including the notation on the final plat that Lot 9 shall only have access to Valley Vista Rd. Lot 10 shall have access to Valley Vista Rd., with no access permitted to Pellissippi Parkway, and access to Carmichael Rd. only allowed if determined acceptable through the use-on-review approval of the development plan for that lot.
  9. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The applicant is proposing to subdivide this 32.7 acre tract into 2 lots. One of the lots (Lot 9) will be developed under PR zoning at a density of up to 12 du/ac. The second lot (Lot 10) will be developed under BP zoning. The northern phase of Vista Dei Monte subdivision was approved by the Planning Commission on November 9, 2006.

Access to the two lots will be from Valley Vista Rd. a new street meeting commercial street design standards that will provide access between Hardin Valley Rd. and Carmichael Rd. The Northwest County Sector Plan includes a section referencing the Pellissippi Parkway Access Control Plan. This plan calls for the creation of new service roads running parallel to Pellissippi Parkway to eliminate at-grade access points. The proposed road serving this subdivision provides a major part in the implementation of that plan. There will be no direct access from the lots to Pellissippi Parkway.

A portion of the Traffic Impact Study that was prepared for this commercial subdivision is attached. The street improvements recommended by the study for improvements to Carmichael Rd. and Pellissippi

Parkway are recommended as conditions for concept plan approval.

**MPC Action:**

Approved

**MPC Meeting Date:** 6/14/2007

**Details of MPC action:**

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Placing a note on the concept plan that intersection grade of 2% has been approved by the Knox County Department of Engineering and Public Works.
3. As recommended in the Traffic Impact Study for Vista Dei Monte, including a left turn lane on Carmichael Rd. at the intersection with Valley Vista Rd.; improving Carmichael Rd. to achieve at least 300' of sight distance along Carmichael Rd. at Valley Vista Rd.; and widening Carmichael Rd. to a width of 20' to Pellissippi Parkway. The plans for improvements to Carmichael Rd. shall be presented to the Knox County Department of Engineering and Public Works at the design plan stage of the development. Plans shall also be provided at the design plan stage for traffic control and detouring of traffic during the construction of improvements to Carmichael Rd.
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9. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to the MPC staff.

**Summary of MPC action:**

APPROVE the Concept Plan subject to 9 conditions:

**Date of MPC Approval:**

6/14/2007

**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:**