

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: 9-SG-07-C **Related File Number:**
Application Filed: 8/6/2007 **Date of Revision:**
Applicant: RDP, INC.

PROPERTY INFORMATION

General Location: South side of Hardin Valley Rd., east side of Schaeffer Rd., west side of Iron Gate Blvd.
Other Parcel Info.:
Tax ID Number: 104 H D 001-004 **Jurisdiction:** County
Size of Tract: 13.38 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with a four lane divided median section within a required 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Mixed commercial and Pellissippi Corporate Center / PC (Planned Commercial), CA (General Business) & BP (Business and Technology) within the TO (Technology Overlay)
South: Residence and vacant land / PC (Planned Commercial) / TO (Technology Overlay)
East: Residences / A (Agricultural) / TO (Technology Overlay)
West: Schaeffer Rd. and Pellissippi Parkway / PC (Planned Commercial) / TO (Technology Overlay) & A (Agricultural) / TO (Technology Overlay)
Proposed Use: Planned 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: PC (Planned Commercial) / 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: Hardin Valley Crown Center, Unit 1

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

Variations Requested: 1. Variance to allow a subdivision of five lots to be served by a permanent cross access easement over the proposed driveway system instead of a joint permanent easement.

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 use of a cross access easement is an appropriate access control mechanism for this commercial development and will not create a traffic hazard.

APPROVE the revised Concept Plan subject to 5 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. A certificate of occupancy shall not be issued for development on any lots within the subdivision until Iron Gate Blvd., Driveway A and the improvements recommended in the Traffic Impact Study (Cannon & Cannon, Inc., dated 2/16/06) for the existing access easement out to Hardin Valley Rd., between the Bread Box Food Store and Bank East, have been constructed and approved by the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Access points shown from Lot 1 to Iron Gate Blvd. and from Lot 2 to Hardin Valley Rd. are not a part of this approval and will be allowed only if approved through a use-on-review development application. Lots 3 and 4 shall only have access to Driveway A.

Comments: The applicant is requesting a revision to the previous concept plan approved for this site on March 9, 2006. The original approval included a Joint Permanent Easement (JPE) to serve a total of 8 lots. The revised concept plan only has 5 lots and the main driveway serving the subdivision (in the same location as the previous JPE) will be covered by a permanent cross access easement. The use of the cross access easement requires a variance from the Subdivision Regulations. While the original approval restricted access only to the JPE, except for Lot 8 (now Lot 5), under the revised concept plan, other access to Lots 1 and 2 may be considered through a use-on-review (see use-on-review reports for files 9-M-07-UR and 9-O-07-UR).

This subdivision also includes a new public street (Iron Bate Blvd.) 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. with the new alignment.

MPC Action: Approved

MPC Meeting Date: 9/13/2007

Details of MPC action:

Summary of MPC action: APPROVE variance 1 because the use of a cross access easement is an appropriate access control mechanism for this commercial development and will not create a traffic hazard.

APPROVE the revised Concept Plan subject to 5 conditions

Date of MPC Approval:

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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: