

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 1-SC-06-C **AGENDA ITEM #** 9
 1-B-06-UR **AGENDA DATE:** 2/9/2006

POSTPONEMENT(S): 1/12/2006

▶ **SUBDIVISION:** DEARBORN ESTATES
 ▶ **APPLICANT/DEVELOPER:** LEMAY & ASSOCIATES
 OWNER(S): HARDIN VALLEY PROPERTIES

TAX IDENTIFICATION: 117 027
 JURISDICTION: County Commission District 6

▶ **LOCATION:** South side of Hardin Valley Rd., east of Steele Rd.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 37.89 acres

▶ **ZONING:** PR (Planned Residential) & A (Agricultural)

▶ **EXISTING LAND USE:** One single family dwelling and vacant land

▶ **PROPOSED USE:** Detached single family subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned I industrial, CA commercial and A agricultural. Development in the area consists of detached single family dwellings a convenience store and Hardin Valley Elementary School.

▶ **NUMBER OF LOTS:** 62

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with a pavement width of 22' within an 85' wide right-of-way at this location

▶ **SUBDIVISION VARIANCES
 REQUIRED:**

1. Vertical curve variance from 300' to 80' at sta 0+00 of Road A
2. Vertical curve variance from 225' to 80' at sta 0+00 of Road B
3. Vertical curve variance from 600' to 300' at sta 8+00 of Road B
4. Vertical curve variance from 150' to 80' at sta 13+51 of Road B
5. Vertical curve variance from 150' to 80' at sta 19+57 of Road A
6. Maximum road grade variance from 12% to 15% from sta 0+40 to 7+00 on Road

Twelve additional variances have been identified since this project was submitted

STAFF RECOMMENDATION:

▶ **WITHDRAW** as requested by the applicant's engineer

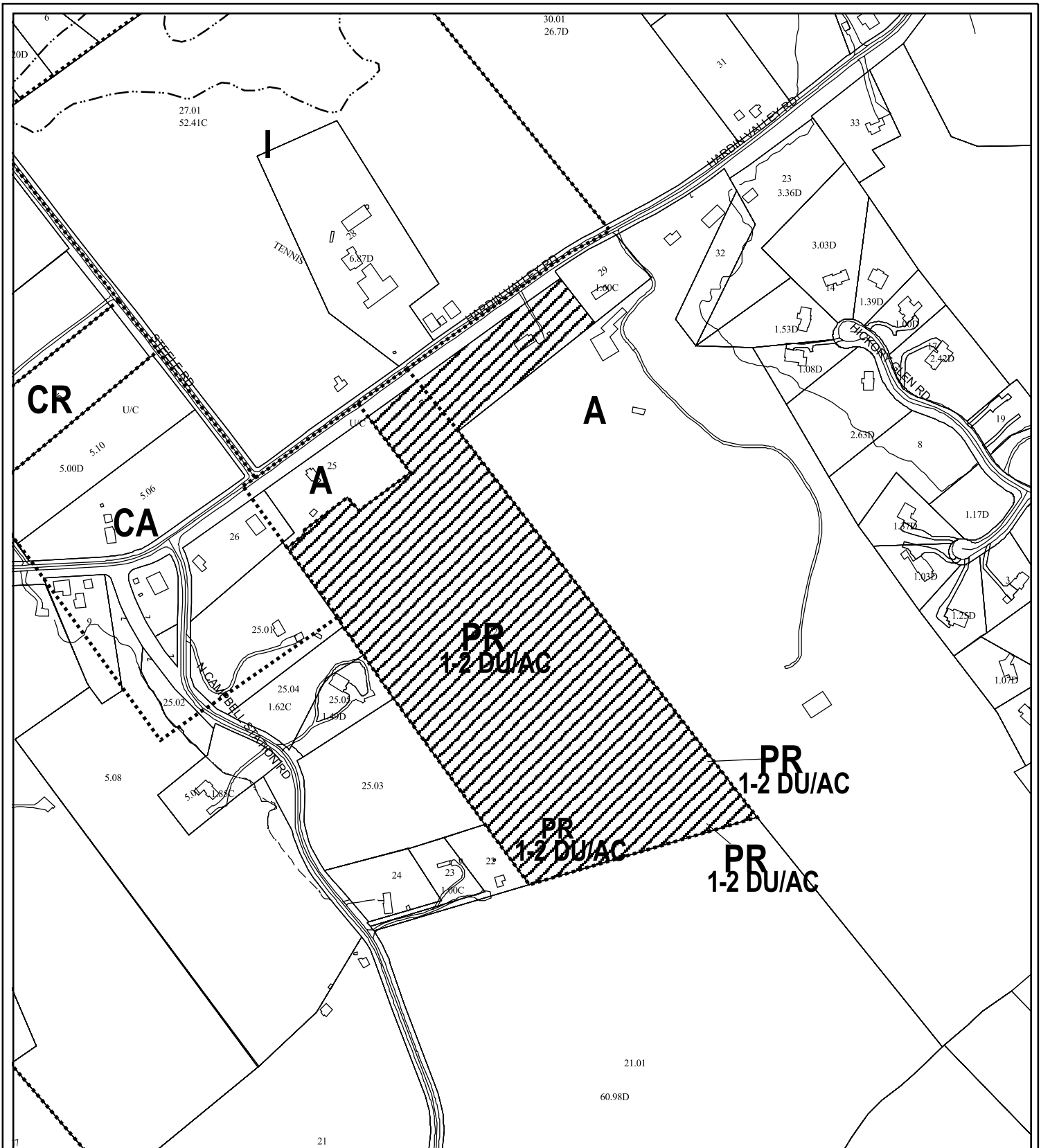
▶ **WITHDRAW as requested by the applicant's engineer**

COMMENTS:

Staff has reviewed the plan as submitted by the applicant. We have identified a number of issues that relate to the topography and the grading that will be required to make this project work. The applicant has requested this matter be withdrawn.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



1-SC-06-C/1-B-06-UR
 CONCEPT PLAN/USE ON REVIEW



Detached single family subdivision in PR (Planned Residential) & A (Agricultural)

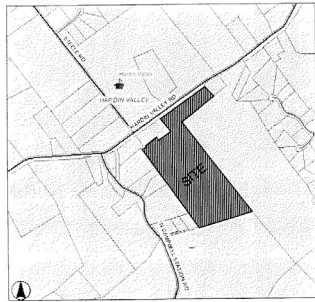
Original Print Date: 12/22/05 Revised: 01/30/06
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Dearborn Estates
 LeMay & Associates

Map No: 117

Jurisdiction: County





LOCATION MAP ----- NTS

MINUTE FIRE CORNER
DEED PG. 42

1-SC-06-C

CONCEPT
PLAN

1-8-06-UR

U.S.G.S.
1:25,000
1:11



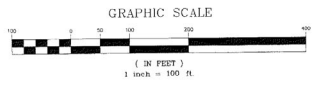
Q-STEEL RD.

Q-HARDIN VALLEY ROAD

Q-CAMPBELL STATION RD.

CERTIFICATION OF CONCEPT PLAN
I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

[Signature]
Surveyor
Tenn. Reg. No. 769



[Signature]
12-2-05

- SITE NOTE**
- CORNER MONUMENTS AS SHOWN HEREON
 - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, 5' EACH SIDE ALL INTERIOR LOT LINES.
 - DEED REFERENCE: DEED BOOK 753, PAGE 203
 - PROPERTY SHOWN ON GLT 117, PARCEL 27
 - PROPERTY ZONED: PR AND A
 - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
 - BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
 - TOTAL LOTS: 50 PR 3 A
 - TOTAL AREA: 31.92 PR 4.97 A
 - ALL PR ZONED LOTS TO HAVE ACCESS FROM INTERNAL ROAD SYSTEM ONLY

MPC February 9, 2006

CONCEPT AND DEVELOPMENT PLAN
DEARBORN ESTATES
DISTRICT 6 KNOX COUNTY, TENNESSEE

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37922
PH: (865) 671-0183 FAX: (865) 671-0213

AGENDA ITEM 9

DATE	BY	REVISION
12-2-05	LS	ISSUED FOR PERMIT
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