



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

▶ **FILE #:** 3-SF-06-C **AGENDA ITEM #:** 19
 3-P-06-UR **AGENDA DATE:** 3/9/2006

▶ **SUBDIVISION:** HARDIN VALLEY ROAD
 ▶ **APPLICANT/DEVELOPER:** RDP, INC.
 OWNER(S): PHILIP M. GARRETT

TAX IDENTIFICATION: 104 93, 95, 96 & 97
 JURISDICTION: County Commission District 6

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

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

▶ **APPROXIMATE ACREAGE:** 44.5 acres

▶ **ZONING:** PC (Planned Commercial) / TO (Technology Overlay) & A (Agricultural) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Planned commercial subdivision

SURROUNDING LAND USE AND ZONING: 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)

▶ **NUMBER OF LOTS:** 8

SURVEYOR/ENGINEER: Cannon & Cannon, Inc.

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.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance on Road A at STA 1+07.50 from 200' to 120'.

STAFF RECOMMENDATION:

▶ **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

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.

► **APPROVE the development plan for up to eight planned commercial development lots, subject to 3 conditions:**

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for any proposed development on the lots.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the approved concept plan.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the PC District and the other criteria for approval of a Use-on-Review.

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 (TTCDA).

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..

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. Public water and sewer utilities are available in the area to serve this site.
2. With the recommended improvements as identified in the traffic impact study, the existing and proposed road system will be adequate to handle the proposed development.
3. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposal meets all requirements of the PC zoning district as well as the general criteria for approval of a use on review.

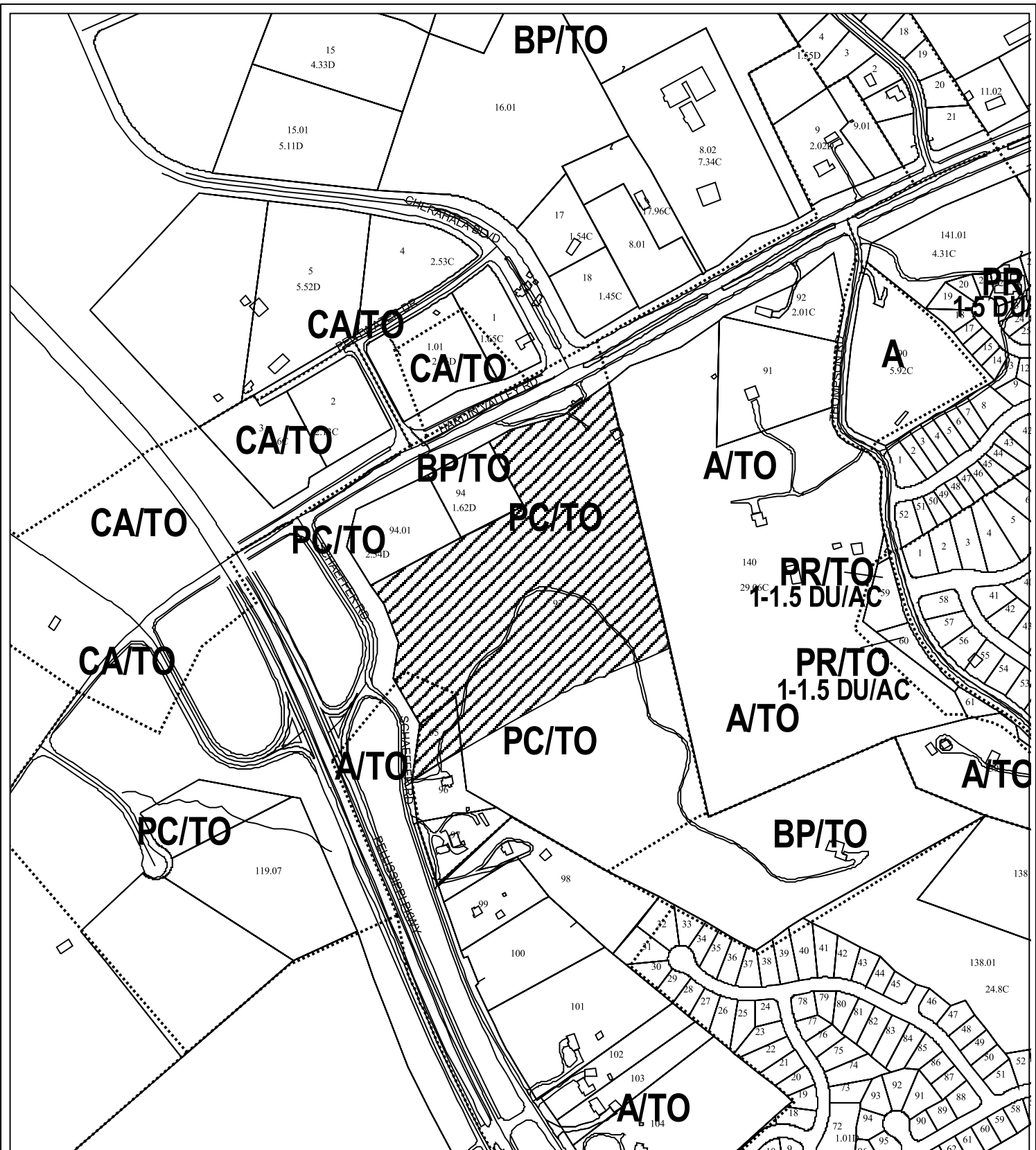
2. The proposed commercial development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes commercial and technology park uses for the site. The proposed planned commercial development is consistent with the PC (Planned Commercial) zoning district and sector plan designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.



**3-SF-06-C/3-P-06-UR
CONCEPT PLAN/USE ON REVIEW**



Planned commercial subdivision in PC (Planned Commercial) / TO (Technology Overlay) & A (Agricultural) / TO (Technology Overlay)

Original Print Date: 02/28/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Hardin Valley Road
RDP, Inc.

Map No: 104

Jurisdiction: County

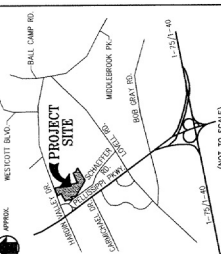
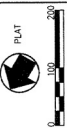
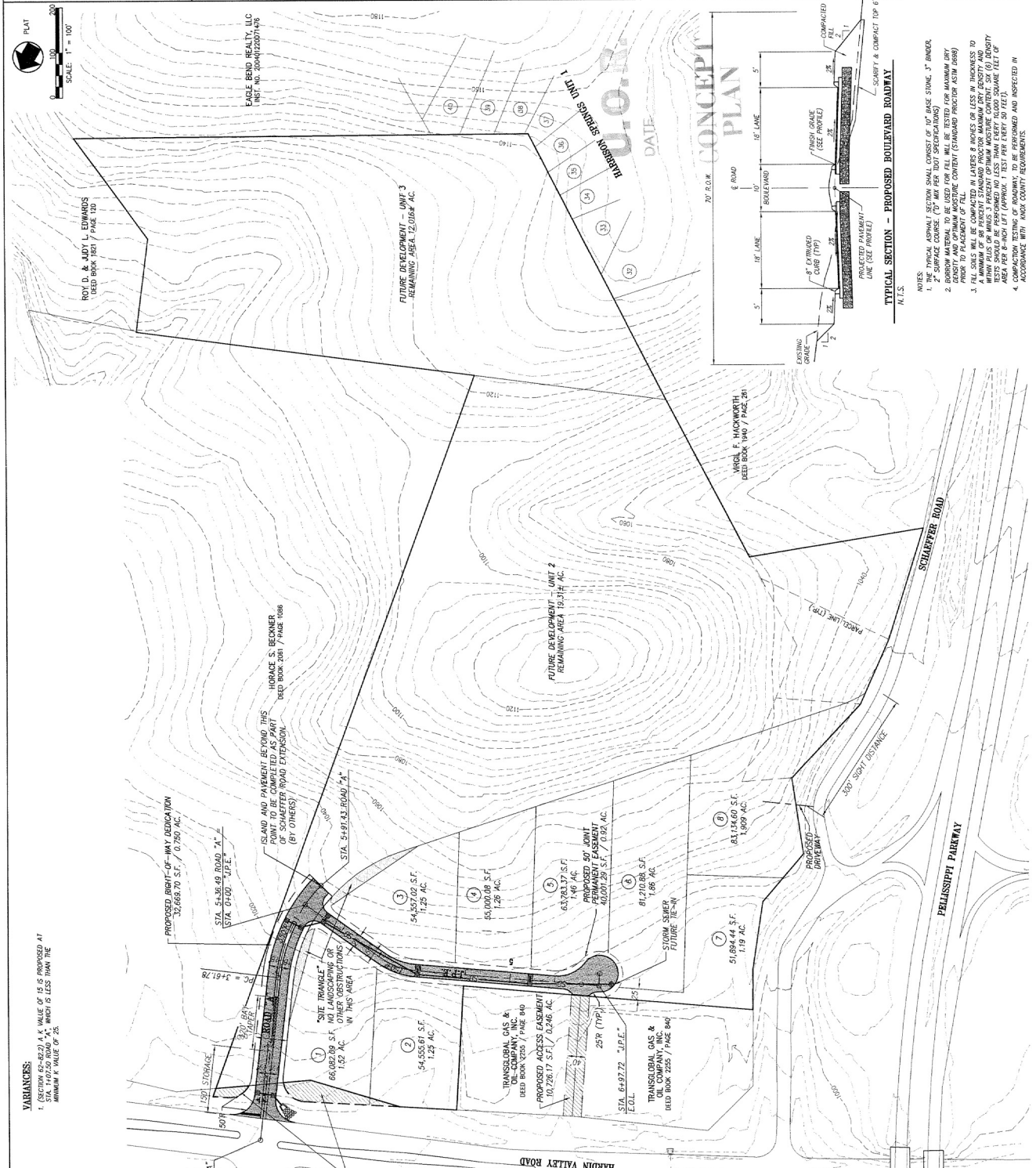


STATEMENT OF WORK
 I, the undersigned, certify that I am an engineer, licensed to do so in the State of Tennessee, and that I have prepared the plans, specifications, and reports herein for the project described above. I am not providing any design or engineering services for any other project or purpose. My firm, Cannon & Cannon, Inc., is not providing any design or engineering services for any other project or purpose. I am not providing any design or engineering services for any other project or purpose. I am not providing any design or engineering services for any other project or purpose.

OFFICIAL SIGNATURE

 Engineer
 Tennessee Certificate No. 10-5773

VARIANCES:
 1. SECTION 62-822.1 A, K VALUE OF 15 IS PROPOSED AT MINIMUM K VALUE OF 25.
 2. SECTION 62-822.1 A, K VALUE OF 15 IS PROPOSED AT MINIMUM K VALUE OF 25.



GENERAL NOTES:
 1. HANK COUNTY CLT MAP NO. 104, PARCELS 93, 94, 95, 96, AND 97.
 2. ZONING: TD/PC-TECHNOLOGY OVERLAY/PLANNED COMMERCIAL DISTRICT.
 3. AREA OF PROPOSED DEVELOPMENT: 1.332 ACRES.
 4. NUMBER OF PROPOSED LOTS: 8.
 5. PROPOSED STREETS SHALL BE IN ACCORDANCE WITH THE TEMA DESIGN MANUAL.
 6. EXISTING UTILITIES SHALL BE LANDSCAPED AND ARE NOT TO BE MOVED OR DELETED UNLESS PROPER STABILIZATION IS PROVIDED.
 7. ALL UTILITY SERVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TEMA DESIGN MANUAL.
 8. ALL LOT ACCESS TO BE FROM INTERNAL ROADWAY, EXCEPT FOR LOT 8.
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LANDSCAPING:
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LEGEND
 ASPHALT PAVEMENT
 EXISTING CONTOUR
 PROPOSED STORM DRAIN

PROVISIONS
 DATE
 DATE

Cannon & Cannon, Inc.
 Consulting Engineers & Planners, Inc.
 1800 KIRSTIN PARK, SUITE 105
 FARMINGTON, TENNESSEE 37638
 PHONE: (615) 897-8888
 FAX: (615) 897-8888



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CONCEPT PLAN
 PRELIMINARY FOR NOTIFICATION OF CONSTRUCTION
 C1.01
 REVISED

3-9-06 3:00 C
 3-9-06 3:00 C

3-SF-06-C / 3-P-06-UR

#19

**Traffic Impact Study
Hardin Valley at Schaeffer Road Development
Knox County, Tennessee**

CCI Project No. 00621-0001

February 16, 2006



Prepared for:
RDP, Inc.

11803 Kingston Pike, Suite 185
Farragut, Tennessee 37922
(865) 567-0881



Cannon & Cannon, Inc.

Consulting Engineers • Field Surveyors
9724 Kingston Pike, Suite 1100
Knoxville, Tennessee 37922

EXECUTIVE SUMMARY

This report provides a summary of the traffic impact study that was performed for a proposed commercial development, to be located off Hardin Valley Road at the intersection with Cherahala Boulevard in West Knox County. The project site is located on the south side of Hardin Valley Road just east of the Pellissippi Parkway / Hardin Valley Road interchange.

The proposed plan for this development includes a 43,400 square foot supermarket, a 4,000 square foot bank, and two 5,000 square foot high-turnover sit-down restaurants. There are two proposed entrances to the development with one entrance located at the intersection of Hardin Valley Road and Cherahala Boulevard and the other at the intersection of Hardin Valley Road and Charlevoix Road. An internal access road is included within the site and runs from the Cherahala Boulevard intersection to the west through the site.

The purpose of this study was the evaluation of the traffic operational and safety impact of the proposed development upon the area roadways. Of particular interest were the intersections of Hardin Valley Road with Cherahala Boulevard, Charlevoix Road, and the Pellissippi Parkway Northbound Ramps (Schaeffer Road).

The following is a listing and discussion of potential improvements that should be considered to minimize the anticipated traffic impact of the proposed development:

1. Install a two-phase actuated signal at the intersection of Hardin Valley Road and Cherahala Boulevard. In addition, signal coordination with the existing signal at Hardin Valley Road and Pellissippi Parkway / Schaeffer Road should be provided.
2. Provide the following lane configurations at Hardin Valley Road and Cherahala Boulevard:
 - Northbound Site Driveway: Provide one dedicated left-turn lane and one shared through-right lane exiting the proposed development.
 - Southbound Cherahala Boulevard: Re-stripe the existing southbound approach to this intersection to provide a three-lane approach accommodating dedicated right-turn, through, and left-turn lanes. Adequate pavement exists to accommodate this change with pavement marking modifications.
3. Provide a northbound shared through /left-lane and a dedicated right-turn lane at the intersection of Hardin Valley Road and Charlevoix Road intersection. In addition, the coordination of the signals on either side of this intersection, as recommended above, is needed to ensure adequate gaps to improve the LOS of this intersection.