



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

▶ **FILE #:** 12-SH-06-C **AGENDA ITEM #:** 9
12-I-06-UR **AGENDA DATE:** 8/9/2007

POSTPONEMENT(S): 12/14/2006-7/12/2007

▶ **SUBDIVISION:** VILLAGE AT HARDIN VALLEY
▶ **APPLICANT/DEVELOPER:** MICHAEL BRADY INC. FOR JIMMIE DOSS & JAMES PINKSTON
OWNER(S): Doss & Pinkston

TAX IDENTIFICATION: 103 103
JURISDICTION: County Commission District 6

▶ **LOCATION:** North side of Hardin Valley, northeast of Bryant Ln.

SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Planned Growth Area
WATERSHED: Conner Creek

▶ **APPROXIMATE ACREAGE:** 4.05 acres

▶ **ZONING:** PC (Planned Commercial) TO (Technology Overlay)

▶ **EXISTING LAND USE:** One detached dwelling and vacant land

▶ **PROPOSED USE:** Commercial uses

SURROUNDING LAND USE AND ZONING: Property in the area is zoned BP and PC commercial and Agricultural. Development consists of Pellissippi State Community College and detached residences. There are other commercial developments in the planning process for the area to the south of this site.

▶ **NUMBER OF LOTS:** 1

SURVEYOR/ENGINEER: Michael Brady, Inc.

ACCESSIBILITY: Access is via Hardin Valley Dr., a three lane arterials street within an 85' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** Not identified

STAFF RECOMMENDATION:

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

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COMMENTS:

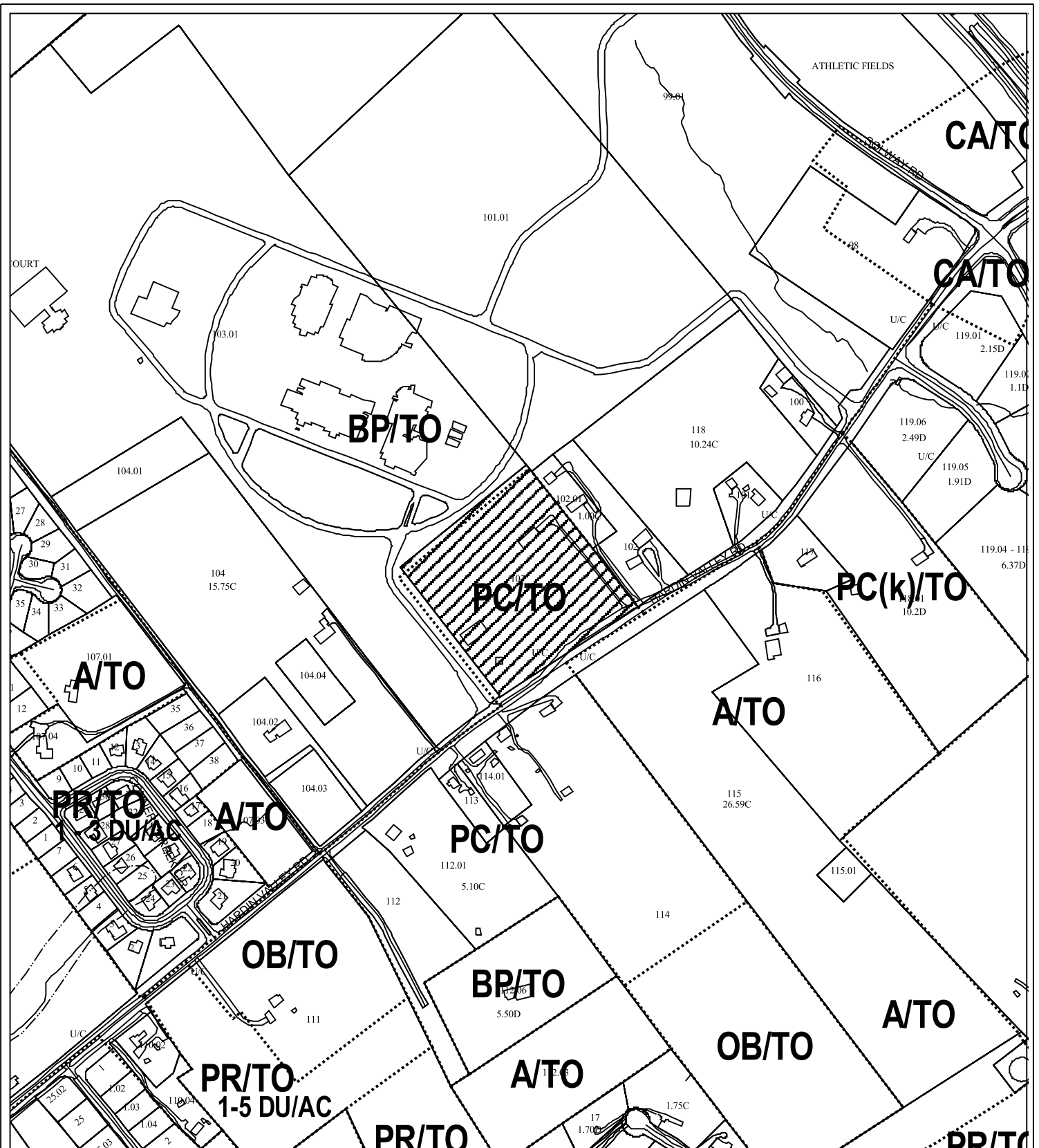
The applicant's architect has requested this matter be withdrawn in order revise the he plan for this site to reflect the recent sale of a portion of the property to Pellissippi State Community College.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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.



12-SH-06-C/12-I-06-UR
 CONCEPT PLAN/USE ON REVIEW

Village at Hardin Valley
 Petitioner: Michael Brady Inc.
 for Jimmie Doss & James Pinkston



Commercial development in PC (Planned Commercial) TO (Technology Overlay)

Map No: 103

Jurisdiction: County



Original Print Date: 11/21/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

