



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

▶ **FILE #:** 12-SE-07-C

AGENDA ITEM #: 18

AGENDA DATE: 12/13/2007

▶ **SUBDIVISION:** HARDIN VALLEY CONRAD

▶ **APPLICANT/DEVELOPER:** HARDIN VALLEY, LLC.

OWNER(S): John Russell

TAX IDENTIFICATION: 104 017.01

JURISDICTION: County Commission District 6

▶ **LOCATION:** South side of Hardin Valley Rd., southwest of Westcott Blvd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 16.34 acres

▶ **ZONING:** PC (Planned Commercial) & PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Retail/office in PC north part (6.9 acres). Attached residential development on the PR portion (9.4 acres)

SURROUNDING LAND USE AND ZONING: This site is within the Hardin Valley development corridor that includes residential, office, commercial and industrial uses that have developed under PC, CA, OA, LI, I, PR, RA and A zones.

▶ **NUMBER OF LOTS:** 6

SURVEYOR/ENGINEER: Cannon & Cannon, Inc.

ACCESSIBILITY: Access is via Hardin Valley Rd., a four lane, median divided, arterial street.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan subject to 9 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
3. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County
4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
5. Obtaining the excess right-of-way from Hardin Valley Rd. for the purpose of providing stormwater detention on the site
6. Constructing all improvements as recommended by the traffic impact study
7. Decreasing the length of the proposed boulevard section to eliminate turning movement conflicts at the driveway to lots 1-4
8. Place a note on the final plat that all lots will have access from the internal street system only
9. 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.

COMMENTS:

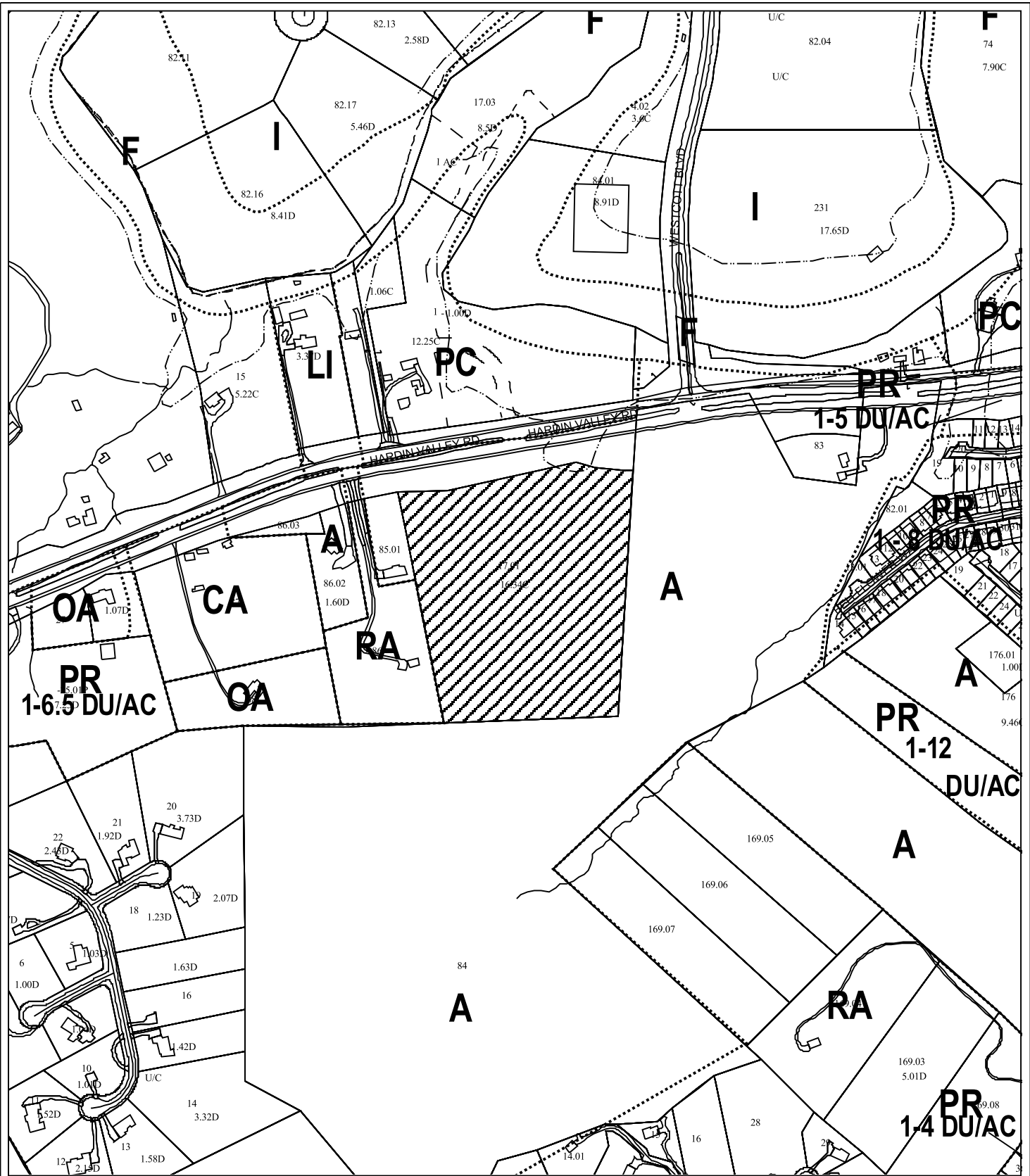
This site was recently rezoned to PC (Planned Commercial) and PR (Planned Residential). The applicant is proposing to divide the 16.34 acre site into six lots. The largest lot will contain 9.4 acres and will be developed with some form of residential use. The remaining 6.9 acres will be divided into 5 lots and will be used for office/commercial development. Access to the site will be via a joint permanent easement that will tie into Hardin Valley Rd. directly across from Willow Point Wy.

The actual use of each lot is not proposed at this time. The applicant is proposing to install the utilities, construct the joint permanent easement and grade the proposed lots. Based on the zoning of the site, an overall development plan or separate plans for each lot will have to be approved through the use on review process before any buildings can be constructed at this location. A traffic impact study was done for this site based on the anticipated uses.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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




12-SE-07-C
CONCEPT PLAN

Subdivision: Hardin Valley Conrad

Map No: 104

Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 11/28/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



