



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

▶ **FILE #:** 6-SG-07-C
6-K-07-UR

AGENDA ITEM #: 21
AGENDA DATE: 6/14/2007

▶ **SUBDIVISION:** VISTA DEI MONTE
▶ **APPLICANT/DEVELOPER:** HARDIN VALLEY LAND PARTNERS, LLC.
OWNER(S): Hardin Valley Land Partner, LLC.

TAX IDENTIFICATION: 104 109
JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side of Carmichael Rd., west side of Pellissippi Pkwy.

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

▶ **APPROXIMATE ACREAGE:** 32.7 acres

▶ **ZONING:** BP (Business and Technology) & PR (Planned Residential) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Business park and residential development

SURROUNDING LAND USE AND ZONING: North: Vacant land / OB (Office, Medical & Related Services), A (Agricultural) & PC(k) (Planned Commercial) / TO (Technology Overlay)
South: Vacant land and residences / BP (Business and Technology) & A (Agricultural) / TO (Technology Overlay)
East: Pellissippi Parkway / A (Agricultural) / TO (Technology Overlay)
West: Vacant land and residences / A (Agricultural) / TO (Technology Overlay)

▶ **NUMBER OF LOTS:** 2

SURVEYOR/ENGINEER: Site Inc.

ACCESSIBILITY: Access is via Carmichael Rd., a minor collector street with 19' of pavement width within 50' of right of way. The plans proposed for this property and the property to the north include a new public street which will provide a connection between Hardin Valley Rd. and Carmichael Rd.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 9 conditions:**

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Placing a note on the concept plan that intersection grade of 2% has been approved by the Knox County Department of Engineering and Public Works.
3. As recommended in the Traffic Impact Study for Vista Dei Monte, including a left turn lane on Carmichael

Rd. at the intersection with Valley Vista Rd.; improving Carmichael Rd. to achieve at least 300' of sight distance along Carmichael Rd. at Valley Vista Rd.; and widening Carmichael Rd. to a width of 20' to Pellissippi Parkway. The plans for improvements to Carmichael Rd. shall be presented to the Knox County Department of Engineering and Public Works at the design plan stage of the development. Plans shall also be provided at the design plan stage for traffic control and detouring of traffic during the construction of improvements to Carmichael Rd.

4. Access to the site, including construction access, shall not be permitted from Carmichael Rd. until the improvements to Carmichael Rd. that provide the required sight distance have been completed and the required sight distance has been certified.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. As recommended in the Traffic Impact Study for Vista Dei Monte, and subject to approval from the Tennessee Department of Transportation (TDOT), implementing improvements to the intersection of Carmichael Rd. and Pellissippi Parkway that include the elimination of the existing left-turn lanes and addition of deceleration and acceleration lanes in the southbound direction of Pellissippi Parkway at Carmichael Rd.
7. Obtaining a street connection permit from TDOT for work within the right-of-way of Pellissippi Parkway.
8. Including the notation on the final plat that all lots shall have access only to Valley Vista Rd. with no direct access to Pellissippi Parkway or Carmichael Rd.
9. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to the MPC staff.

► **APPROVE the request for up to 1 lot within the PR zone and 1 lot within the BP zone subject to 3 conditions.**

1. A separate use-on-review request will be required for each development within the subdivision.
2. The 5' wide sidewalks designated on the typical cross section for the subdivision street and the required sidewalks within each development site will be implemented as a part of each development project. While the sidewalks are not required to be installed with the construction of the street, the right-of-way shall be graded with construction of the street to accommodate the future sidewalks.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval of a concept plan and use-on-review in the PR and BP zones.

COMMENTS:

The applicant is proposing to subdivide this 32.7 acre tract into 2 lots. One of the lots (Lot 9) will be developed under PR zoning at a density of up to 12 du/ac. The second lot (Lot 10) will be developed under BP zoning. The northern phase of Vista Dei Monte subdivision was approved by the Planning Commission on November 9, 2006.

Access to the two lots will be from Valley Vista Rd. a new street meeting commercial street design standards that will provide access between Hardin Valley Rd. and Carmichael Rd. The Northwest County Sector Plan includes a section referencing the Pellissippi Parkway Access Control Plan. This plan calls for the creation of new service roads running parallel to Pellissippi Parkway to eliminate at-grade access points. The proposed road serving this subdivision provides a major part in the implementation of that plan. There will be no direct access from the lots to Pellissippi Parkway.

A portion of the Traffic Impact Study that was prepared for this commercial subdivision is attached. The street improvements recommended by the study for improvements to Carmichael Rd. and Pellissippi Parkway are recommended as conditions for concept plan approval.

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

1. Public water and sewer utilities are available to serve the site.
2. With the recent improvements to Hardin Valley Rd. and the proposed improvements recommended by the traffic study for Carmichael Rd., there will be adequate road capacity to handle the traffic generated by this development.
3. The proposed subdivision is consistent in use with the zoning and development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed subdivision meets the standards for development within

the BP (Business and Technology) & PR (Planned Residential) zones and all other requirements of the Zoning Ordinance.

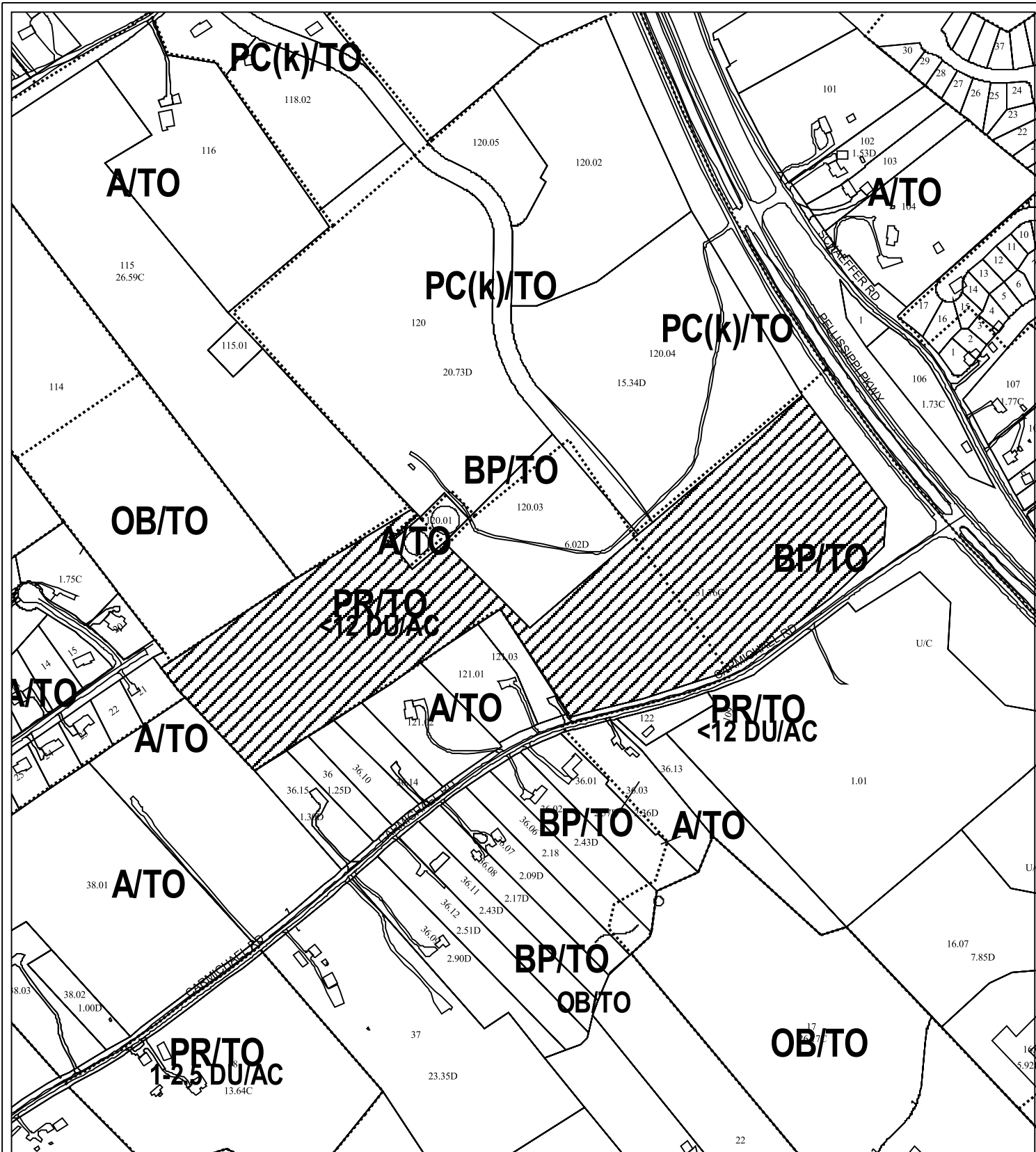
2. With the recommended conditions, the proposed use is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. Carmichael Rd. is classified as a minor collector street. With that classification, it is expected to move traffic to and through the area. 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 amended Northwest County Sector Plan proposes medium density residential and mixed uses for this property, The proposed subdivision is consistent with the sector plan.
2. The Northwest County Sector Plan also includes a Pellissippi Parkway Access Control Plan. This plan calls for the creation of new service roads running parallel to Pellissippi Parkway to eliminate at-grade access points. The proposed road connecting Hardin Valley Rd. with Carmichael Rd. provides a major part in the implementation of that plan.
3. The Northwest County Sector Plan recommends incorporating sidewalks, bicycle lanes and other pedestrian facilities as a part of the transportation system. The Knoxville Regional Bicycle Plan also recommends that arterial and collector roadways provide on-street bicycle facilities. Based on the Plan recommendations, the typical cross section for the subdivision street includes 5' wide sidewalks and bicycle lanes on each side of the road.
4. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

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.



**6-SG-07-C/6-K-07-UR
CONCEPT PLAN/USE ON REVIEW**

 Subdivision in BP (Business and Technology) & PR (Planned Residential) / TO (Technology Overlay)

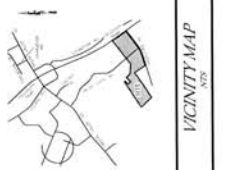
Original Print Date: 05/31/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Vista Dei MonteHardin Valley Land Partners, LLC.

Map No: 104

Jurisdiction: County



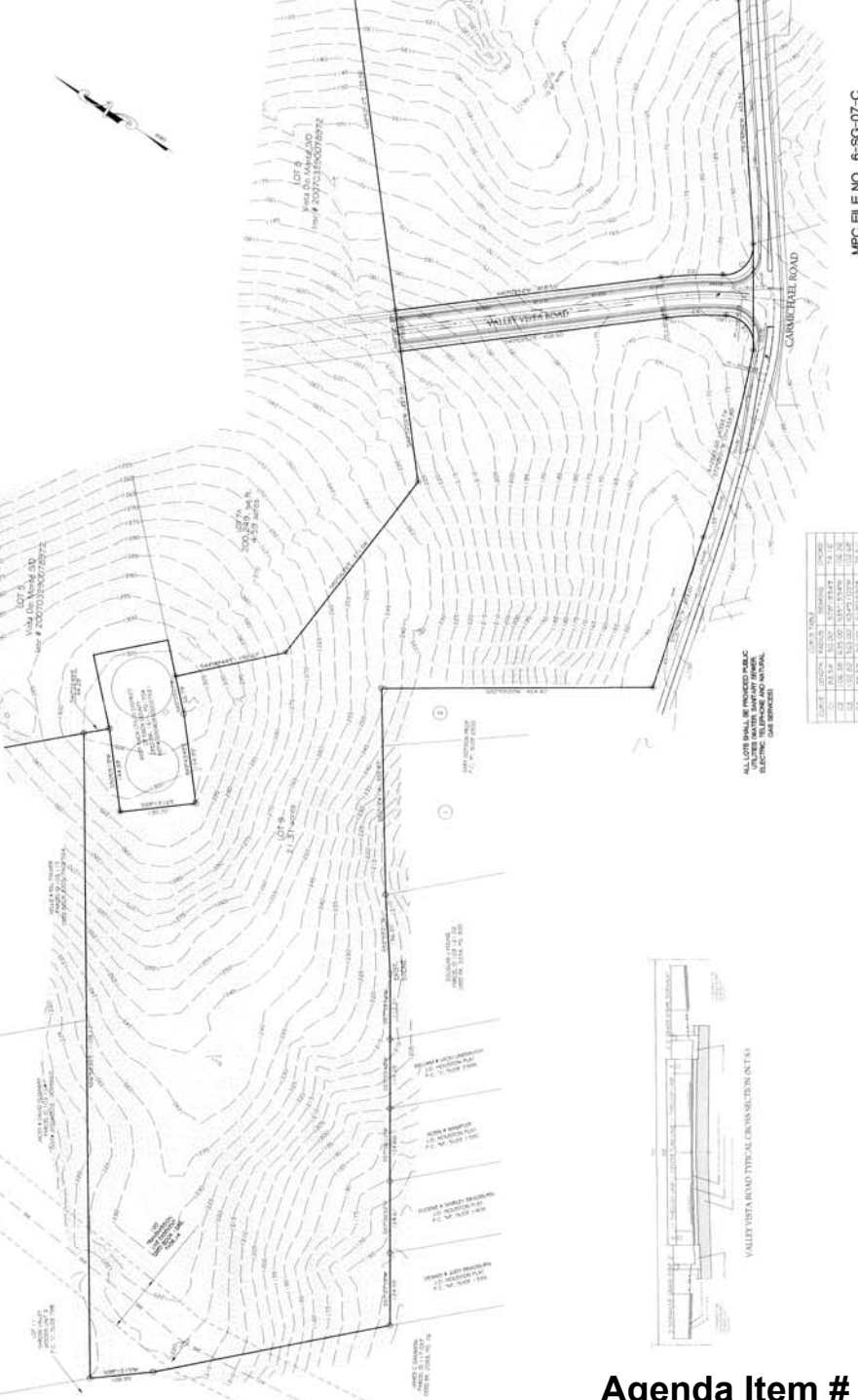
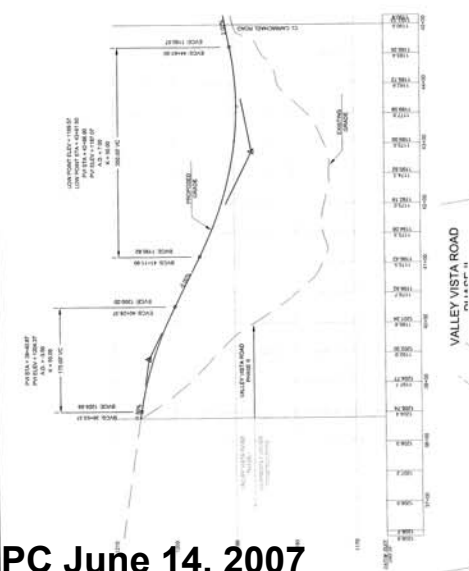
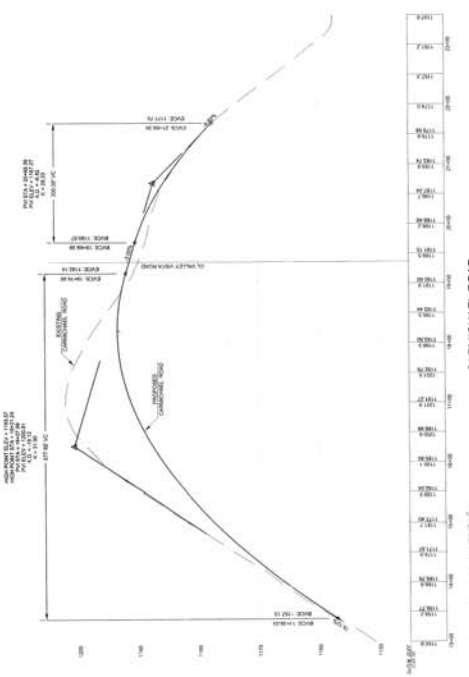


2011 CIVIL ENGINEERING LICENSE NO. 45123
 2011 CIVIL ENGINEERING LICENSE NO. 45123
 THE ENGINEERING TRANSPORTATION DIVISION
 KNOXVILLE, TN 37902
 TEL: (615) 542-5800

Concept Plan-Phase II
Vista Dei Monté S/D
 Valley Vista Road, Carmichael Road & Pellissippi Parkway
 Knox County, Tennessee
 Owner: Hudin Valley Land Partners

REVISIONS	DATE	BY	CHKD BY
1	08/14/07		
2	08/14/07		
3	08/14/07		
4	08/14/07		
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6	08/14/07		
7	08/14/07		
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CI.0



GRADE	FINISH	DIFFERENCE
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0.50	0.50	0.50
0.75	0.75	0.75
1.00	1.00	1.00
1.25	1.25	1.25
1.50	1.50	1.50
1.75	1.75	1.75
2.00	2.00	2.00
2.25	2.25	2.25
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9.50	9.50	9.50
9.75	9.75	9.75
10.00	10.00	10.00

ALL LOT SHALL BE PROVIDED WITH UTILITY SERVICE INCLUDING WATER, SEWER, GAS, AND ELECTRIC. THE UTILITY SERVICE SHALL BE PROVIDED BY THE UTILITY PROVIDER. THE UTILITY PROVIDER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE UTILITY SERVICE. THE UTILITY PROVIDER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITY SERVICE.



6-SG-07-C
6-K-07-VR

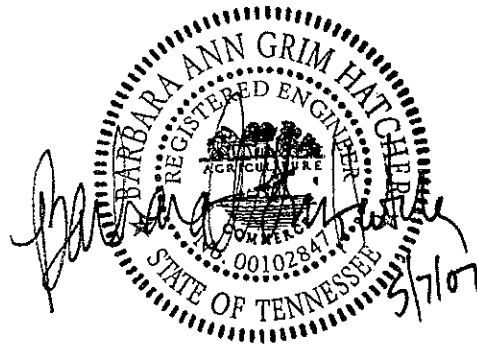
TRAFFIC IMPACT STUDY

for

Vista Dei Monte

Hardin Valley Road West of Pellissippi Parkway (SR 162)

Knox County, Tennessee



Prepared For:

Hardin Valley Land Partners

Prepared By:



2033 Castaic Lane, Suite 101

Knoxville, Tennessee 37932

May 7, 2007

X. Conclusions and Recommendations

The total number of trips for the proposed development was estimated to be 1,876 daily weekday trips with 264 AM trips, 260 MD trips, and 294 PM trips per hour during the peak hours.

In order to maintain or provide an acceptable level-of-service for each of the intersections studied, some recommendations are presented.

Hardin Valley Road at Valley Vista Road

This intersection is located approximately 650' feet west of Castaic Lane. The traffic volumes at this intersection are expected to meet traffic signal warrants at 50% build-out of the site. Depending on the level of development along the Hardin Valley Road corridor, the intersection could operate between LOS C and E. The intersection should be signalized. The right turn lane into the development should be at least 250'. The left turn lane currently exists as a continuous two-way-left-turn lane. The intersection should be signalized prior to being one half completed.

The study that was previously prepared indicates that the LOS improves with the addition of a through lane in each direction along Hardin Valley Road. The report that is being prepared separately from this report will include an analysis of the addition of through lanes along Hardin Valley Road.

It is recommended that a traffic signal be installed at this intersection when it becomes warranted. At the time of the installation, the continuous two-way-left-turn-lane should be re-striped to delineate left turn storage into this development as well as the left-turns into Pellissippi State. Due to its proximity, less than one half of a mile, it is recommended that the signal be interconnected to the signals at the ramps at Pellissippi Parkway. In addition to the signal, an eastbound right-turn lane along Hardin Valley Road should be available.

Access to the new roadway near the signalized intersection should be at least 200' from the stop bar of the traffic signal. The spacing of access points along the roadway to each of the lots

should be consistent with a local road. The roadway should be built as a three-lane section. In addition to the three lanes, a sidewalk should be provided for pedestrian movements.



Carmichael Road at Valley Vista Road

The intersection of Carmichael Road with Valley Vista Road will operate at acceptable levels-of-service. Although not warranted, a left-turn lane from Carmichael Road is proposed by the developer. This turn lane will provide storage for left-turning vehicles and will be beneficial. Two exiting lanes are proposed and should be built.

The sight distance at the intersection shall be at least 300' in either direction. The sight distance is currently deficient. Carmichael Road will need to be improved to get the proper sight distance.



Carmichael Road at Pellissippi Parkway

The left-turns from Pellissippi Parkway into Carmichael Road currently operate at LOS D, C, and F during the AM, MD, and PM peak hours, respectively. The left-turns out of Carmichael Road currently operate at LOS F, E, and F during the AM, MD, and PM peak hours, respectively. With the additional development, the left-turns from Pellissippi Parkway into Carmichael Road will operate at LOS F, C, and F during the AM, MD, and PM peak hours, respectively. The left-turns out of Carmichael Road are likely to operate at LOS F during each of the peak hours.

Consideration to eliminating the left-turns at this intersection should be given by the IDOT and Knox County. If deceleration and acceleration lanes in the southbound (eastbound) direction are constructed to current standards, then traffic should be able to more safely enter and exit Carmichael Road. The accident data does not show significant amounts of crashes in the area. Valley Vista Road would accommodate the additional traffic for those headed to and from the northbound direction. The travel time would be increased, although delay may be decreased.

The report that is being prepared under separate cover will include an analysis that shows the impacts to the ramps and this intersection if the median opening is closed

Vista Dei Monte
Hardin Valley Road West of Pellissippi Parkway
Knox County, Tennessee
May 7, 2007

