



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

▶ **FILE #:** 5-SI-07-C

**AGENDA ITEM #:** 22

**AGENDA DATE:** 5/10/2007

▶ **SUBDIVISION:** HARDIN VALLEY ROAD DEVELOPMENT

▶ **APPLICANT/DEVELOPER:** JOHN DRUMMER

**OWNER(S):** M&M Development

**TAX IDENTIFICATION:** 117 5, 5.06, 5.10, & 5.11

**JURISDICTION:** County Commission District 6

▶ **LOCATION:** Northwest side Hardin Valley Rd., west side of Steele Rd.

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 19.4 acres

▶ **ZONING:** CA (General Business), A (Agricultural) & CR (Rural Commercial)

▶ **EXISTING LAND USE:** Vacant Land

▶ **PROPOSED USE:** Commercial Subdivision

**SURROUNDING LAND USE AND ZONING:** This area has been developed with residential uses and a school under Agricultural, PR and Industrial zoning.

▶ **NUMBER OF LOTS:** 10

**SURVEYOR/ENGINEER:** Cannon & Cannon, Inc.

**ACCESSIBILITY:** Access is via Hardin Valley Road, Steele Rd. and a new proposed road that will connect Campbell Station Rd. with Steele Rd.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance from 237.5' to 150' at sta 1+60

**STAFF RECOMMENDATION:**

▶ **DENY variance 1 because the vertical curve will need to be extended in order to meet the required sight distance (300")**

**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 a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102). Staff recommends N. Campbell Station Rd.
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Prior to the issuance of an occupancy permit, the applicant improving Steele Rd. and Hardin Valley Rd. as shown on the development plan and as recommended by the traffic impact study. The improvements will be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works.
5. The applicant paying for or posting a bond for a period of up to five years cover the costs associated with the installation of the proposed traffic signal at the intersection of Hardin Valley and N. Campbell Station Roads. Installation of the signal is not to occur until it is deemed to be warranted by the Knox County Dept. of Engineering and Public Works
6. Prior to certification of the final plat for the subdivision, establishing a property owners association for the

purpose of maintaining the storm water drainage system.

7. Certification on the final plat by the applicant's engineer that there is 300' of sight distance at the intersection of the proposed North Campbell Station Rd. extension and Steele Rd.

8. Note on the plan the required 30' from center line minimum right-of-way dedication on Hardin Valley and Steele Roads.

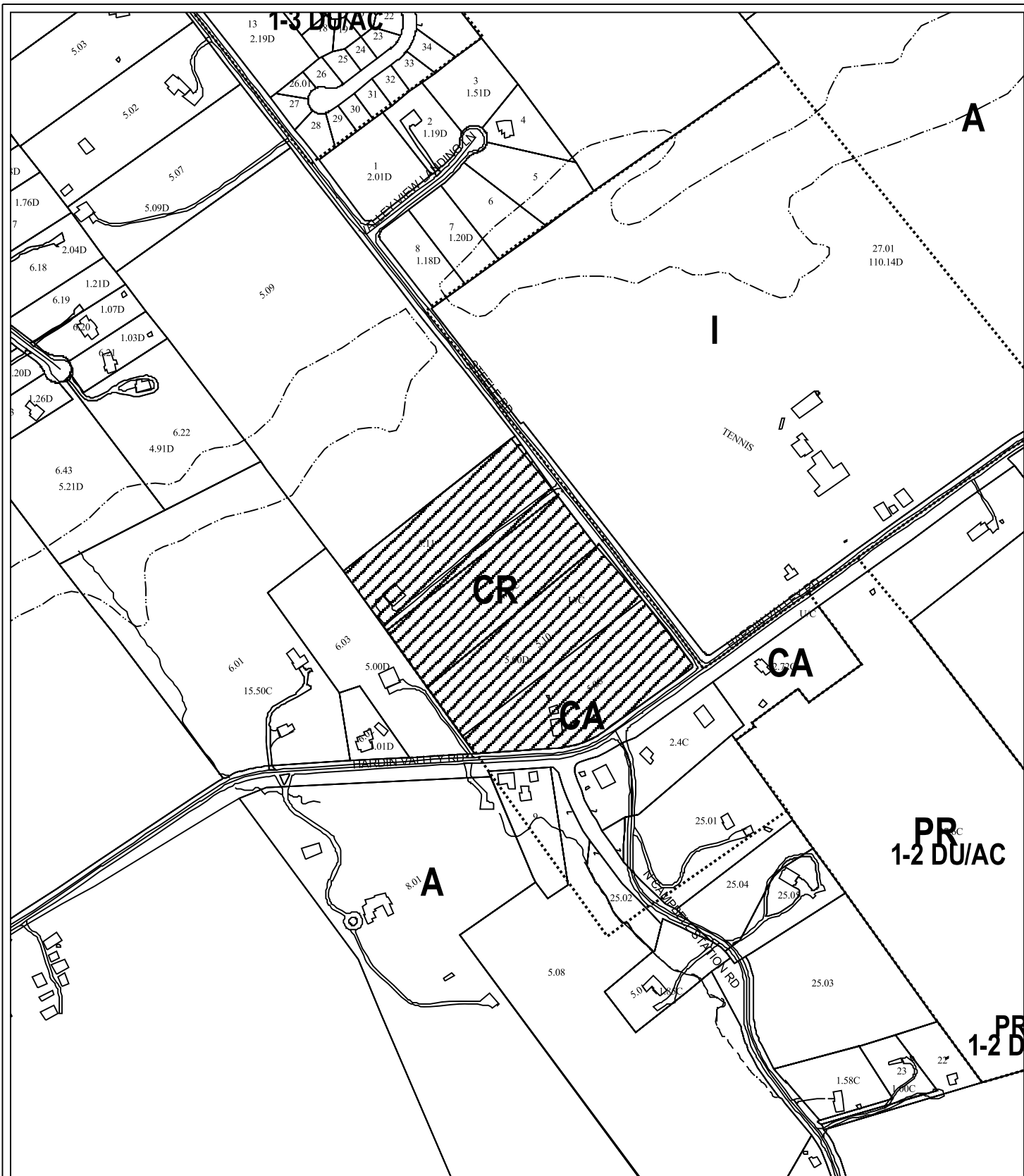
9. Note on the plan that all sidewalk construction will comply with Americans With Disabilities Act

10. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

**COMMENTS:**


The applicant is proposing to develop this 19.4 acre site into a 10 lot commercial subdivision. At present the lead tenant is expected to be a supermarket. A traffic impact study was done was submitted with this proposed subdivision. The study calls for a number of improvements to Hardin Valley and Steele Roads. These improvements include, but are not limited to, installation of a traffic signal at the intersection of Hardin Valley Rd. and N. Campbell Station Road and turn lane improvements in Hardin Valley and Steele Roads. These improvements will have to be in place or a bond posted, guaranteeing their completion, prior to permitting the occupancy permits to be issued. In addition to the previously note road improvements, a new street will be constructed that will extended N. Campbell Station Road to tie into Steele Rd.

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.

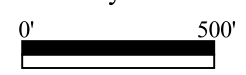


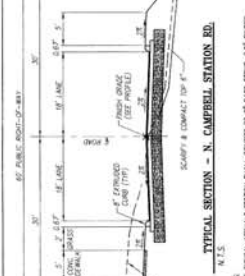
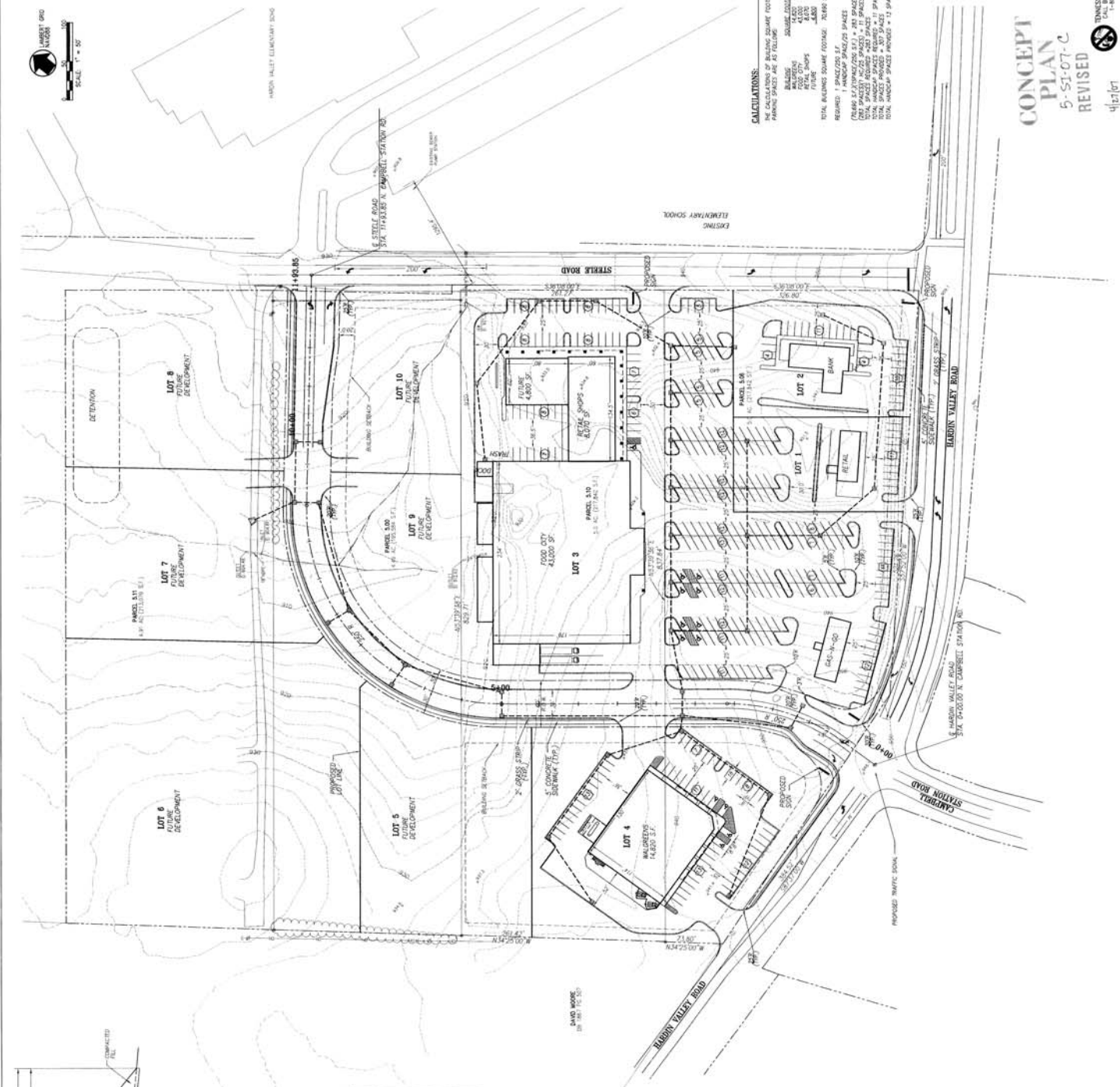
5-SI-07-C  
CONCEPT PLAN

Subdivision: Hardin Valley Road Dev.  
 Map No: 117  
 Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 04/26/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**TYPICAL SECTION - N. CAMPBELL STATION RD.**  
 1. THE PUBLIC RIGHT-OF-WAY SHALL CONSIST OF 6' BASE, 2' SIDEWALK, 2' UTILITY EASEMENT, 2' COMPACTED FILL, 2' COMPACTED SUBGRADE, 2' COMPACTED SUBBASE, 2' COMPACTED SUBGRADE, 2' COMPACTED SUBBASE, 2' COMPACTED SUBGRADE, 2' COMPACTED SUBBASE, 2' COMPACTED SUBGRADE, 2' COMPACTED SUBBASE.

**GENERAL NOTES:**  
 1. THE DEDICATION & BOUNDARY OF THIS PROJECT HAS BEEN PROVIDED BY THE CITY OF KNOXVILLE AND IS SHOWN AS SHOWN ON THE SURVEY DATED AUGUST 16, 2006.  
 2. PROPERTY LINES AND BOUNDARIES ARE SHOWN AS SHOWN ON THE SURVEY DATED AUGUST 16, 2006.  
 3. THE PROPERTY LINES AND BOUNDARIES OF THE IMPROVED LOTS ARE SHOWN AS SHOWN ON THE SURVEY DATED AUGUST 16, 2006.  
 4. THE PROPERTY LINES AND BOUNDARIES OF THE UNIMPROVED LOTS ARE SHOWN AS SHOWN ON THE SURVEY DATED AUGUST 16, 2006.  
 5. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.  
 6. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
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**LANDSCAPING:**  
 1. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE LANDSCAPING ORDINANCE, SECTION 14-21 OF THE ORDINANCE. ALL TREE REMOVALS SHALL BE REPLACED WITH A MINIMUM OF 1" DBH TREE FOR EACH TREE REMOVED.  
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**EROSION CONTROL:**  
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**LEGEND:**  
 EXISTING CONTOUR  
 PROPOSED CONTOUR  
 PROPOSED TRAFFIC SIGNAL

**Calculations:**  
 THE CALCULATION OF BUILDING SQUARE FOOTAGE AND PARKING SPACES ARE AS FOLLOWS:  
 TOTAL BUILDING SQUARE FOOTAGE: 70,000 SF  
 TOTAL PARKING SPACES: 1,000 SPACES  
 TOTAL TRAFFIC SIGNAL SPACES: 10 SPACES  
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