



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

▶ **FILE #:** 9-SG-07-C

AGENDA ITEM #: 22

AGENDA DATE: 9/13/2007

▶ **SUBDIVISION:** HARDIN VALLEY CROWN CENTER, UNIT 1

▶ **APPLICANT/DEVELOPER:** RDP, INC.

OWNER(S): John Russell

TAX IDENTIFICATION: 104 H D 001-004

JURISDICTION: County Commission District 6

▶ **LOCATION:** **South side of Hardin Valley Rd., east side of Schaeffer Rd., west side of Iron Gate Blvd.**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 13.38 acres

▶ **ZONING:** PC (Planned Commercial) / 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:** 5

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. Variance to allow a subdivision of five lots to be served by a permanent cross access easement over the proposed driveway system instead of a joint permanent easement.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the use of a cross access easement is an appropriate access control mechanism for this commercial development and will not create a traffic hazard.**

APPROVE the revised Concept Plan subject to 5 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. A certificate of occupancy shall not be issued for development on any lots within the subdivision until Iron Gate Blvd., Driveway A and the improvements recommended in the Traffic Impact Study (Cannon & Cannon, Inc., dated 2/16/06) for the existing access easement out to Hardin Valley Rd., between the Bread Box Food Store and Bank East, have been constructed and approved by the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Access points shown from Lot 1 to Iron Gate Blvd. and from Lot 2 to Hardin Valley Rd. are not a part of this approval and will be allowed only if approved through a use-on-review development application. Lots 3 and 4 shall only have access to Driveway A.

COMMENTS:

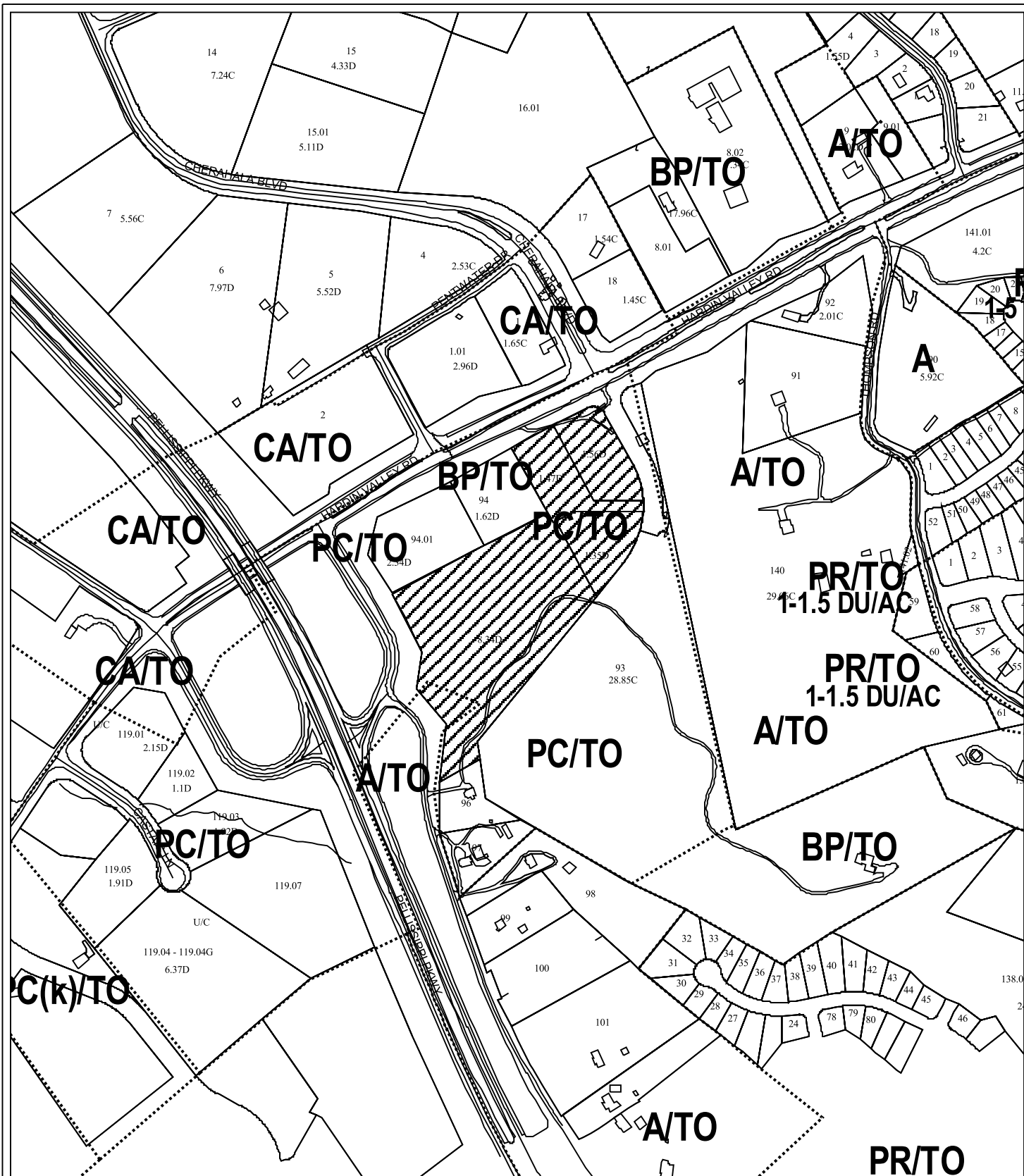
The applicant is requesting a revision to the previous concept plan approved for this site on March 9, 2006. The original approval included a Joint Permanent Easement (JPE) to serve a total of 8 lots. The revised concept plan only has 5 lots and the main driveway serving the subdivision (in the same location as the previous JPE) will be covered by a permanent cross access easement. The use of the cross access easement requires a variance from the Subdivision Regulations. While the original approval restricted access only to the JPE, except for Lot 8 (now Lot 5), under the revised concept plan, other access to Lots 1 and 2 may be considered through a use-on-review (see use-on-review reports for files 9-M-07-UR and 9-O-07-UR).

This subdivision also includes a new public street (Iron Bate Blvd.) 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. with the new alignment.

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.



9-SG-07-C
CONCEPT PLAN

Subdivision: Hardin Valley Crown Center, Unit 1
 Map No: 104
 Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 08/29/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

