



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

▶ **FILE #:** 1-SA-08-C

AGENDA ITEM #: 16

AGENDA DATE: 1/10/2008

▶ **SUBDIVISION:** HERITAGE LAKE - ROADWAY EXTENSION

▶ **APPLICANT/DEVELOPER:** OLIVER SMITH, IV

OWNER(S): Oliver Smith, IV

TAX IDENTIFICATION: 144 PT. 030.01

JURISDICTION: County Commission District 5

▶ **LOCATION:** Southeast end of Heritage Lake Bv., southeast of Barton Place Ln

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Sinking Creek

▶ **APPROXIMATE ACREAGE:** 38622 square feet

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Road & vacant land

▶ **PROPOSED USE:** Road & vacant land

SURROUNDING LAND USE AND ZONING: At present the Heritage Lake development consists of detached dwellings, apartments, a church and convenience commercial uses. Zoning in the immediate area is PR residential and CA commercial. Children's Hospital has a medical office development to the north of this site.

▶ **NUMBER OF LOTS:** 0

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is provided at the dead-end of the existing Heritage Lake Bv. Part of the existing street is constructed as a boulevard type local street with a right-of-way width of 80'. The remainder of the street will be constructed with the typical 26' wide paved roadway within a 50' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan subject to 3 conditions**

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
2. To provide a temporary turn-around, place barricade on the road just to the south of the existing church driveway.
3. 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:

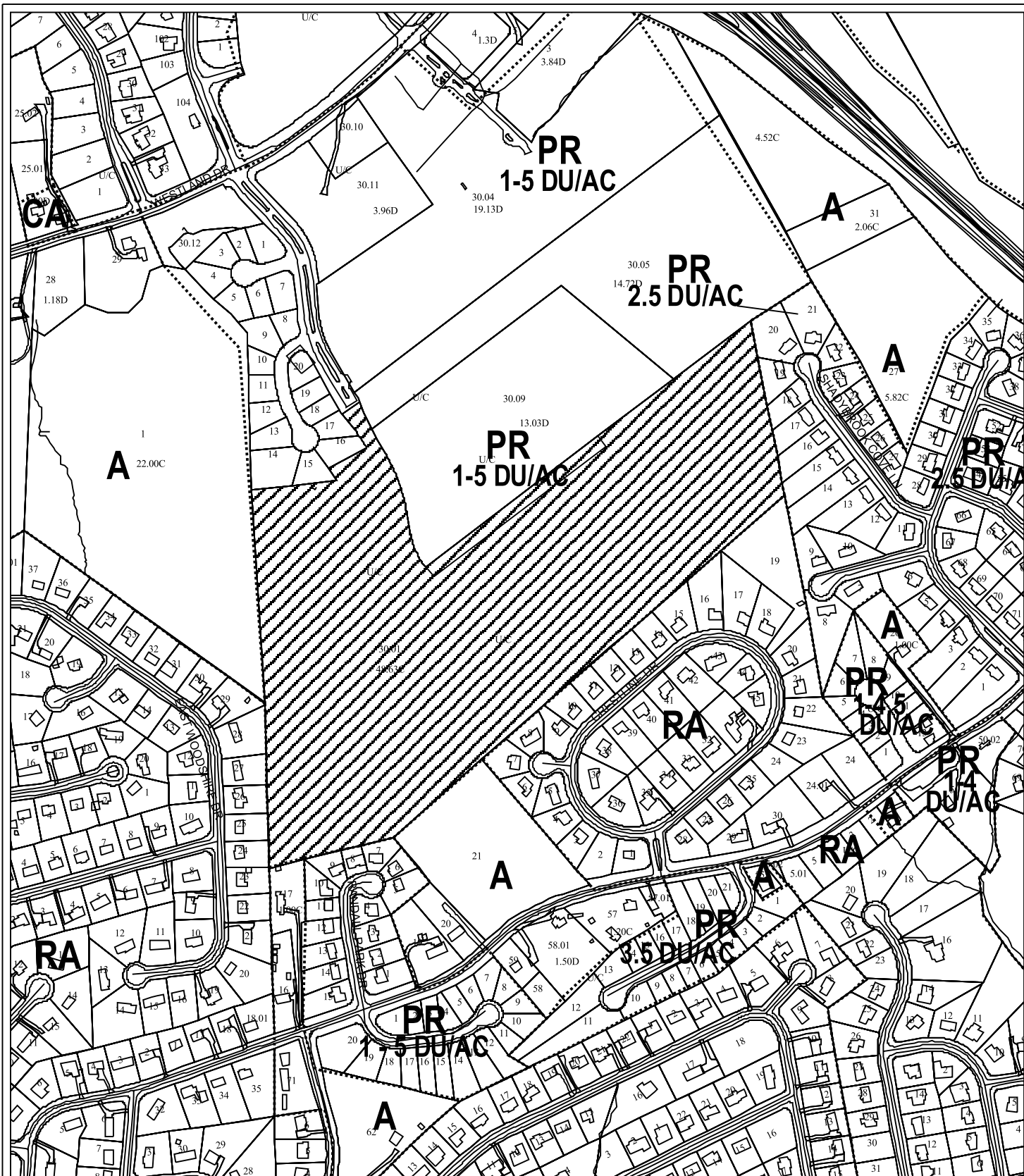
A concept plan for this portion of the proposed Heritage Lake Bv. was approved in November, 2005. To remain in effect a concept plan approval must be followed with a final plat within two years after the plan was approved. If a final plat is not approved in the two year time frame, the concept plan approval is nullified. The

approval of this concept plan is the first step toward dedicating the proposed road for public ownership and maintenance. Future development of the site will require use on review approval of a development plan(s) by MPC.

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.

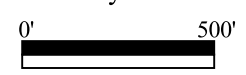


1-SA-08-C
CONCEPT PLAN

Subdivision: Heritage Lake -
Roadway Extension
Map No: 144
Jurisdiction: County

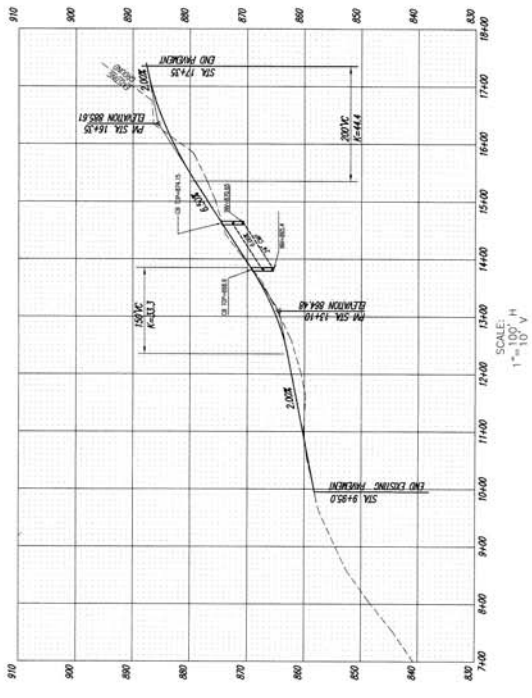
 Approval of a Concept Plan

Original Print Date: 12/31/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



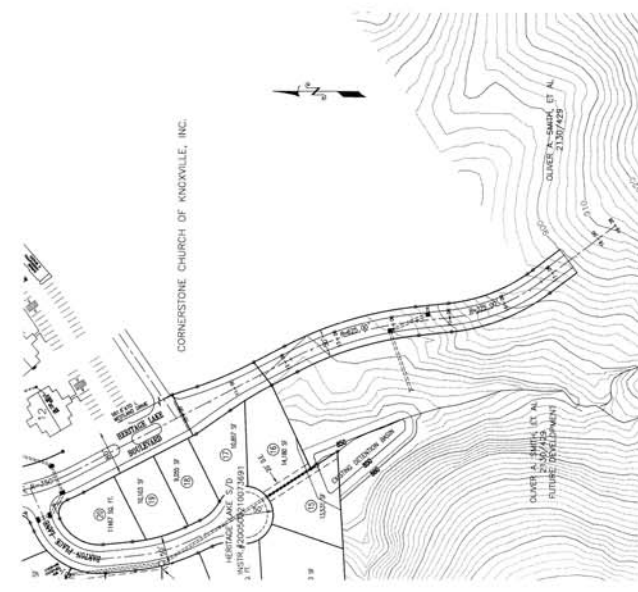


- NOTES:**
- ALL DIMENSIONS ARE GIVEN IN FEET UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE GIVEN TO CENTERLINE UNLESS OTHERWISE NOTED.
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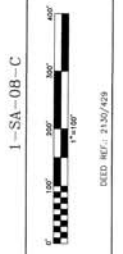
2277.0 - PROFILE
 SHEET 1 OF 1 SHEET(S)
 G.S. 770.2277.0-15-1-05.049



TYPICAL ROAD SECTION THRU SO ROAD PUBLIC ROAD

- 1.5' WIDE SHOULDER
- 1.5' WIDE SUBGRADE
- 1.5' WIDE BASE
- 1.5' WIDE CURB
- 1.5% SLOPE
- 1.5' WIDE CONC. CURB
- 1.5' WIDE CONC. SHOULDER
- 1.5' WIDE CONC. BASE
- 1.5' WIDE CONC. SUBGRADE

CONCEPT PLAN FOR HERITAGE LAKE SUBDIVISION-ROADWAY EXTENSION
 CLT MAP 144, PART OF PARCEL 30.01
 DISTRICT-5, KNOX COUNTY, TN
 DEED BOOK 2130, PAGE 429



1-SA-08-C
 SCALE: HORIZONTAL 1"=100', VERTICAL 1"=10'. DATE: 10/09/05
 DEED REF.: 2130/429

NO.	DATE	REVISION	DRAWN	CHECKED
1	10/09/05	DESIGNED	BAITSON	HINES
2	10/09/05	REVISED	HINES	HINES

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