



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

▶ **FILE #:** 1-SH-08-C

AGENDA ITEM #: 23

AGENDA DATE: 1/10/2008

▶ **SUBDIVISION:** HARDIN BUSINESS PARK

▶ **APPLICANT/DEVELOPER:** DEVELOPMENT CORPORATION OF KNOX COUNTY

OWNER(S): Development Corp. of Knox County

TAX IDENTIFICATION: 104 012, 014 & 015

JURISDICTION: County Commission District 6

▶ **LOCATION:** North side of Hardin Valley Rd., east side of Reagan Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 97.07 acres

▶ **ZONING:** LI (k) (Light Industrial) & F (Floodway)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Non-Residential (Light Industrial) Subdivision

SURROUNDING LAND USE AND ZONING:
North: Residential subdivision / PR (Planned Residential)
South: Residential and office uses / CA (General Business), OA (Office Park), PR (Planned Residential) & A (Agricultural)
East: Beaver Creek, business park / F (Floodway, I (Industrial) and LI (Light Industrial)
West: Residences / PR (Planned Residential) & A (Agricultural) / TO (Technology Overlay)

▶ **NUMBER OF LOTS:** 13

SURVEYOR/ENGINEER: Site Inc.

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

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Variance to reduce the right-of-way radius at the intersection of Hardin Valley Rd. and Reagan Rd., from 75' to 0'.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the right-of-way required for street improvements had been previously acquired, and the proposed variance will not create a traffic hazard.**

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 street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Providing the recommended street improvements identified in the Traffic Impact Study prepared by Site, Inc. and dated November 17, 2005 with the condition that the full right turn lane (200' with 12:1 taper (144')) into the development be provided at the initial stage of the subdivision.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
6. Placing a note on the final plat that all lots will have access only to the internal street system except for Lots 1 and 13 which may have one right-in/right-out only access to Hardin Valley Rd., subject to approval by the Knox County Department of Engineering and Public Works. The access drive for Lot 13 shall not interfere with the right turn lane (200' turn lane with 144' taper) into the development.
7. Identifying the floodway, no-fill zone, 100 and 500 year flood plain, and required minimum floor elevations for all applicable lots on the final plat.
8. Identifying the required 30' buffer along the blueline streams on the final plat.
9. Including the 100' setback requirement along Reagan Rd. on the final plat.
10. Meeting all applicable requirements of the Knox County Zoning Ordinance.

COMMENTS:

The applicant is proposing to subdivide this 97.07 acre tract into 13 lots for uses permitted under the LI (Light Industrial) Zoning District. This property was rezoned to LI (k) (Light Industrial) by Knox County Commission on November 19, 2001 with the condition that a 100' setback will be required along Reagan Rd. This required setback has been shown on the concept plan.

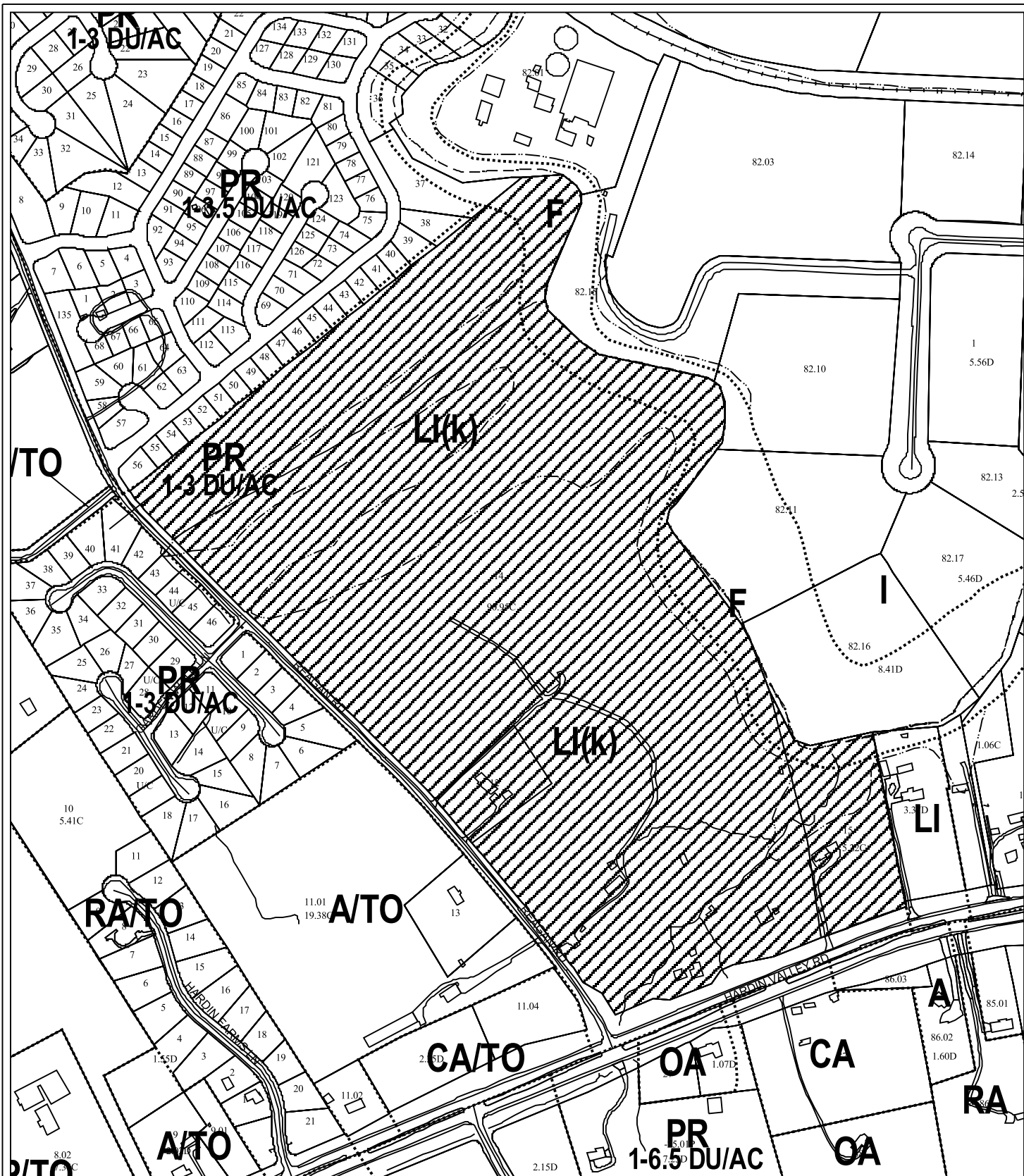
A concept plan (12-SF-05-C) had previously been approved by the Planning Commission on December 8, 2005. While the street and drainage infrastructure serving the subdivision has been constructed, the final plat had not been approved prior to the expiration of the concept plan. The applicant is requesting approval of both the new concept plan and final plat at this meeting.

Due to the number of trips that will be generated by the proposed development, a traffic impact study was prepared for the subdivision. It was determined that the existing median cut and left turn lane at the proposed entrance is adequate for the business park up to 50% build-out. After 50% build-out, the left turn lane will have to be extended. A two stage right turn lane was also identified. Staff is recommending that the full length right-turn lane be implemented at the initial stage of the subdivision. The traffic impact study also recommended a traffic signal at the entrance to the subdivision. All lots will have access only to the internal street system except for Lots 1 and 13 which may have one right-in/right-out only access to Hardin Valley Rd., subject to approval by the Knox County Department of Engineering and Public Works. The access drive for Lot 13 shall not interfere with the right turn lane (200' turn lane with 144' taper) into the development.

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.

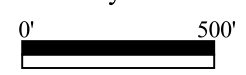


1-SH-08-C
CONCEPT PLAN

Subdivision: Hardin Business Park
 Map No: 104
 Jurisdiction: County

 Approval of a Concept Plan

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

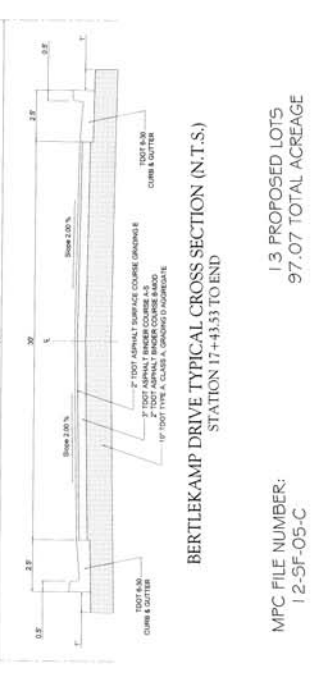
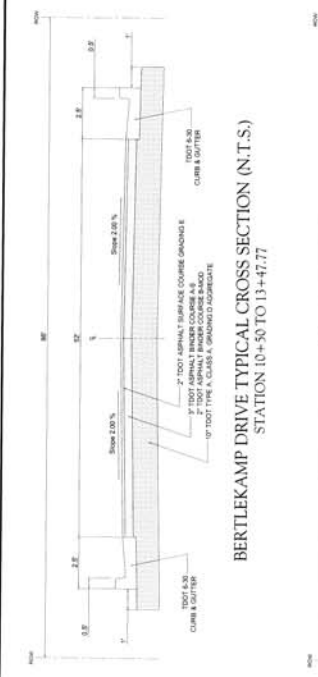
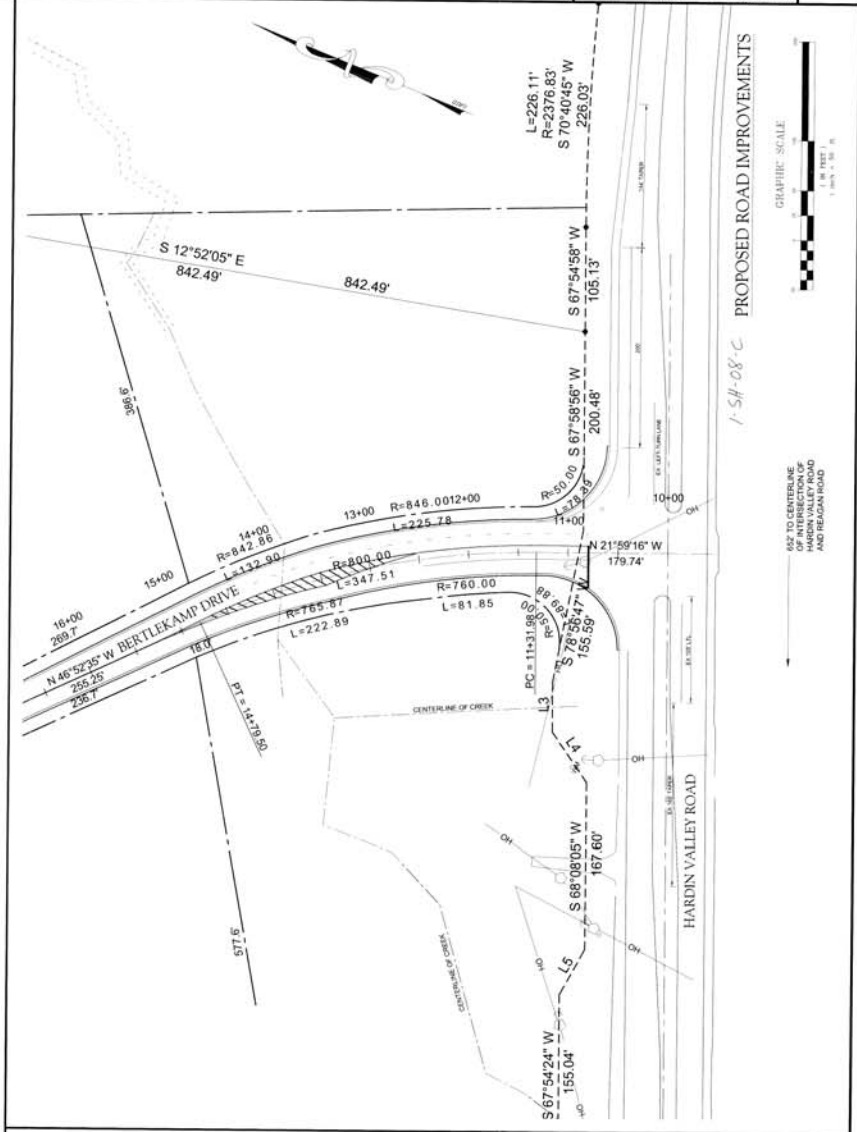
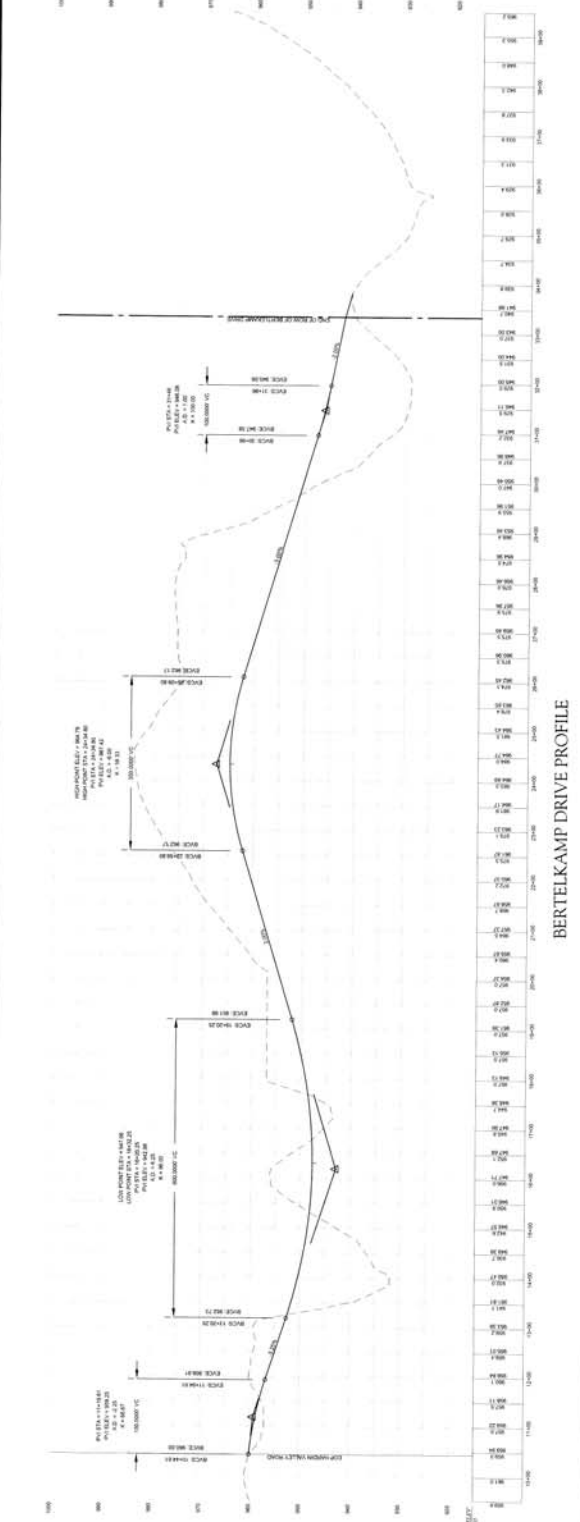
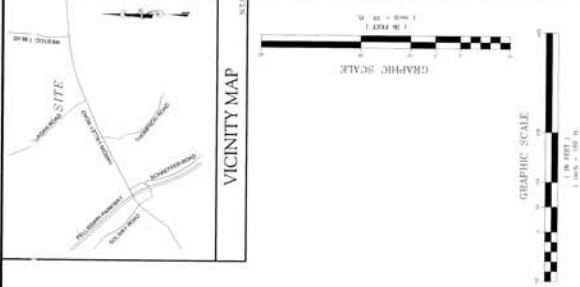




Hardin Business Park
 Reagan Road and Hardin Valley Road
 6th Civil District, Knox County, Tennessee
 Owner: The Development Corporation of Knox County

NO.	DATE	REVISIONS

CP-2



13 PROPOSED LOTS
 97.07 TOTAL ACREAGE

OWNER:
 THE DEVELOPMENT CORPORATION
 OF KNOX COUNTY
 17 MARKET SQUARE, #201
 KNOXVILLE, TN 37902

ALL LOTS SHALL BE PROVIDED PUBLIC UTILITIES
 (WATER, SANITARY SEWER, ELECTRIC,
 TELEPHONE AND NATURAL GAS SERVICES).

CLT MAP 104,
 PARCELS 12, 14, 15