



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

▶ **FILE #:** 2-SB-10-C

**AGENDA ITEM #** 16

**AGENDA DATE:** 2/11/2010

▶ **SUBDIVISION:** SOUTH GROVE

▶ **APPLICANT/DEVELOPER:** THE GRAHAM CORPORATION

**OWNER(S):** Graham Development Corporation

**TAX IDENTIFICATION:** 137 23503

**JURISDICTION:** City Council District 1

▶ **LOCATION:** South side of Chapman Hwy., north side of Mountain Grove Ln.

**SECTOR PLAN:** South County

**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)

**WATERSHED:** Stock Creek

▶ **APPROXIMATE ACREAGE:** 1.78 acres

▶ **ZONING:** C-3 (General Commercial)

▶ **EXISTING LAND USE:** Developing Shopping Center

▶ **PROPOSED USE:** Commercial subdivision

**SURROUNDING LAND USE AND ZONING:** Property in the area is zone C-3, C-4 and CA commercial. Development in the area consists generally of retail uses in a shopping centers.

▶ **NUMBER OF LOTS:** 1

**SURVEYOR/ENGINEER:**

**ACCESSIBILITY:** Access is via Chapman Hwy., a four lane arterial street.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the concept plan subject to 4 conditions**

1. Providing a raised island splitter that clearly defines and limits the vehicular movements to right turn in and right turn out only at the new access point. Provide additional striping as required. All work is to be done with the approval and under the supervision of the City of Knoxville Engineering Dept. and the Tenn. Dept. of Transportation
2. Obtaining right-of-way permits for all other access points (driveways) to lot 4R1 from the city of Knoxville Engineering Dept.
3. Providing access to lot 4R2 (IHOP) via the new access from Chapman Hwy. across lot 4R1
4. Meeting all other applicable requirements of the Knoxville Dept. of Engineering or the Tenn. Dept. of Transportation

**COMMENTS:**

The applicant has submitted a revised concept plan for a portion of the South Grove Commercial development. The project is located on the south side of Chapman Hwy. A condition of approval of the previous plan (7-SI-05-C) limited the number of access points to Chapman Hwy. The applicant is now requesting that a revised plan be approved that will permit a right turn in / right turn out at the eastern

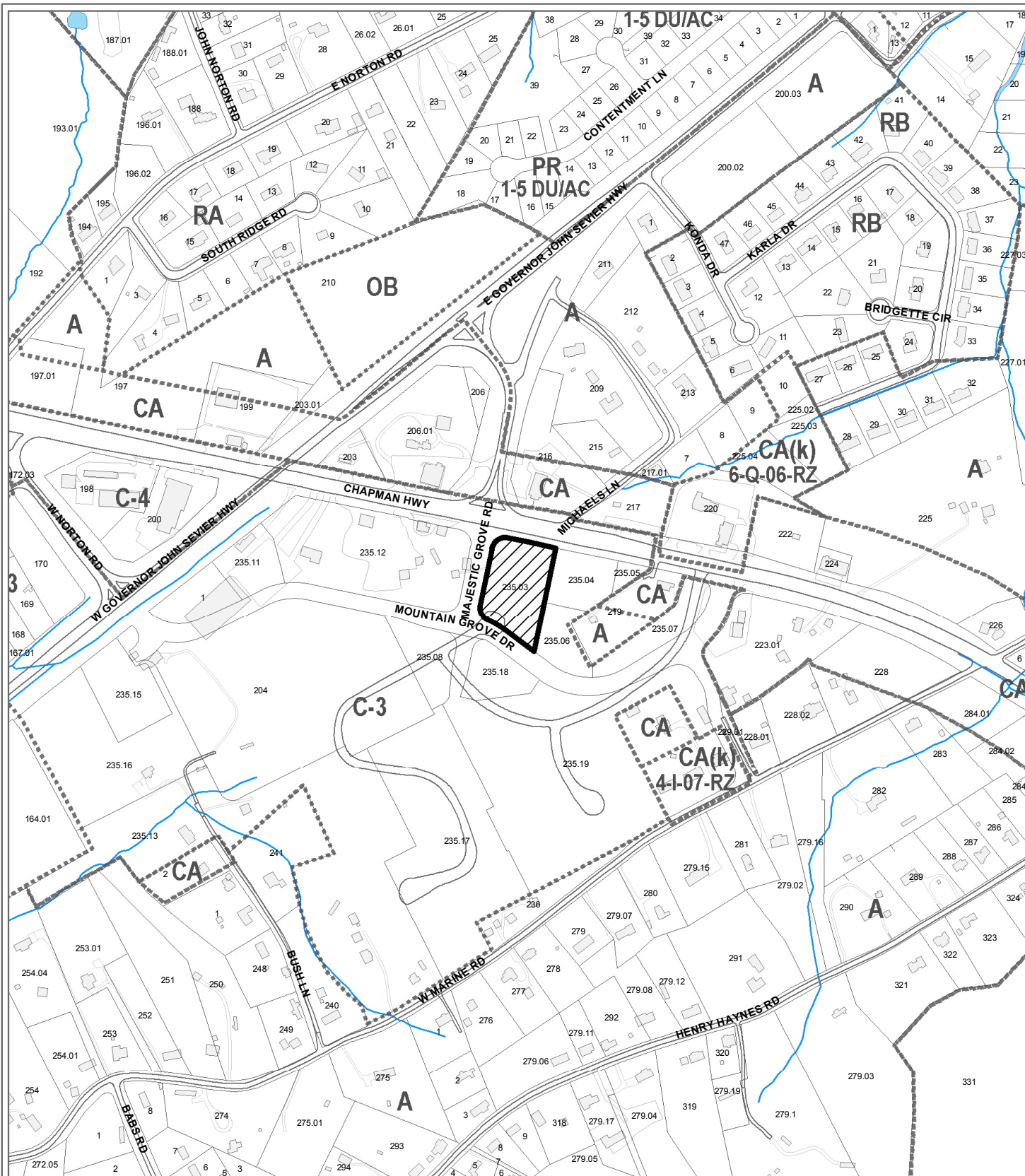
boundary of lot 4R1. MPC's staff engineer and the traffic engineer for the City of Knoxville have reviewed this request and recommend approval with certain conditions. The conditions are outlined above in the staff recommendation.

In the process of reviewing this request, the engineers noted that a driveway is shown on the western boundary of lot 4R1. After review it was determined that a "right-of-way" or driveway permit has not been granted by the City of Knoxville for the proposed access to that lot. Both the City Traffic Engineer and MPC's staff engineer agree that a driveway to lot 4R1 should not be permitted anywhere along the western boundary of the lot. They came to this conclusion because there is a high likelihood that queuing problems would arise due to the short distance between Mountain Grove Dr. and Chapman Hwy. that would result in congestion and raise the probability of accidents at that location. The applicant will need to proceed through the City's driveway permitting process in order to use that existing driveway opening. At this time it appears that it would be unlikely that a permit would be granted for that access point.

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.



**2-SB-10-C  
CONCEPT PLAN**

Subdivision: South Grove

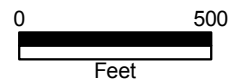


Approval of Concept Plan

Original Print Date: 1/27/2010  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Map No: 137  
 Jurisdiction: City



CIVIL ENGINEERS  
 6515 CLAYTON HIGHWAY  
 SUITE 100  
 KNOXVILLE, TN 37912  
 (615) 853-3025  
 FAX (615) 853-3026

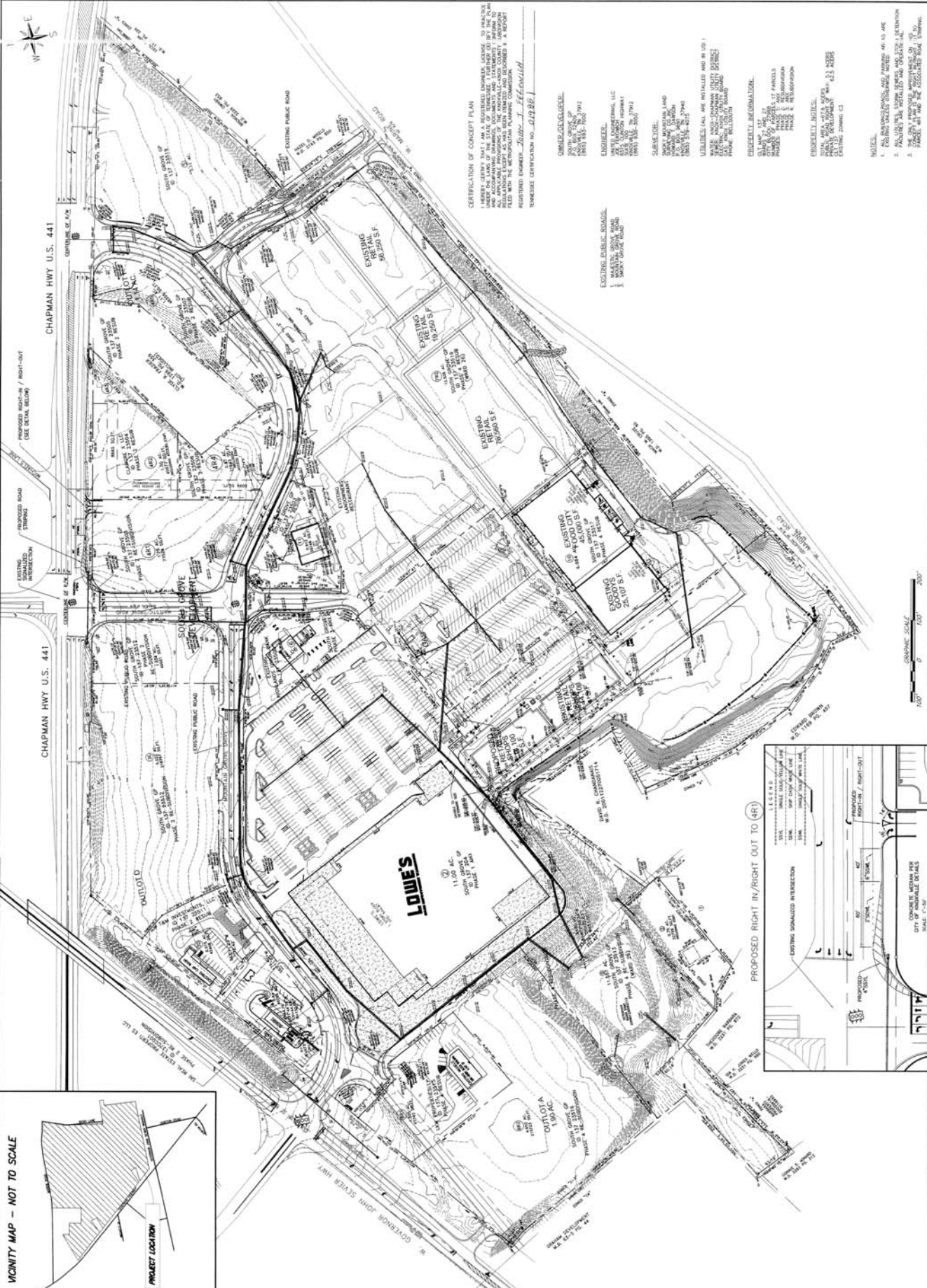
UNITED CIVIL ENGINEERS, LLC  
 CIVIL ENGINEERS



**SOUTH GROVE**  
 Choptan Highway  
 Knox County, Tennessee  
 Developer / Owner  
 Graham Corporation, LLC

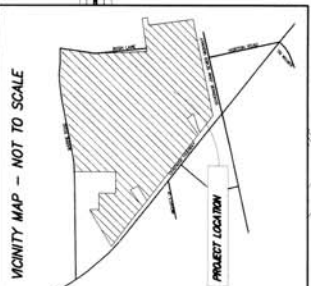
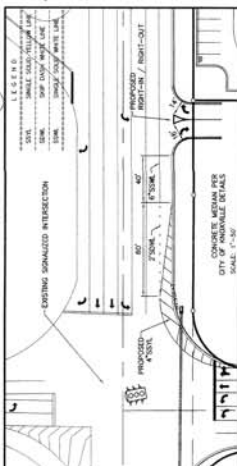
2-5B-10-C  
 12-28-09

CONCEPT PLAN  
 C-1.0



**CERTIFICATION OF CONCEPT PLAN**  
 I, HENRY LORRY SMITH, AM A REGISTERED ENGINEER, LICENSE TO PRACTICE IN THE STATE OF TENNESSEE, NO. 47228E, HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAN AND ACCOMPANYING DOCUMENTS, INCLUDING BUT NOT LIMITED TO, THE PROPOSED RIGHT-IN/RIGHT-OUT INTERCHANGE AND INTERSECTION, IS THE ONLY PROPOSED IMPROVEMENTS ON THIS PROJECT, AND THAT THE ASSOCIATED ROAD, UTILITIES, AND PUBLIC UTILITY INFORMATION IS THE ONLY PROPOSED IMPROVEMENTS ON THIS PROJECT, AND THAT THE ASSOCIATED ROAD, UTILITIES, AND PUBLIC UTILITY INFORMATION IS THE ONLY PROPOSED IMPROVEMENTS ON THIS PROJECT.

- ENGINEER:**  
 HENRY LORRY SMITH  
 REGISTERED ENGINEER  
 NO. 47228E  
 TENNESSEE
- ENGINEER:**  
 JAMES W. HARRIS  
 REGISTERED ENGINEER  
 NO. 47228E  
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2-SB-10-C-cor-Wilbur Smith



January 15, 2010

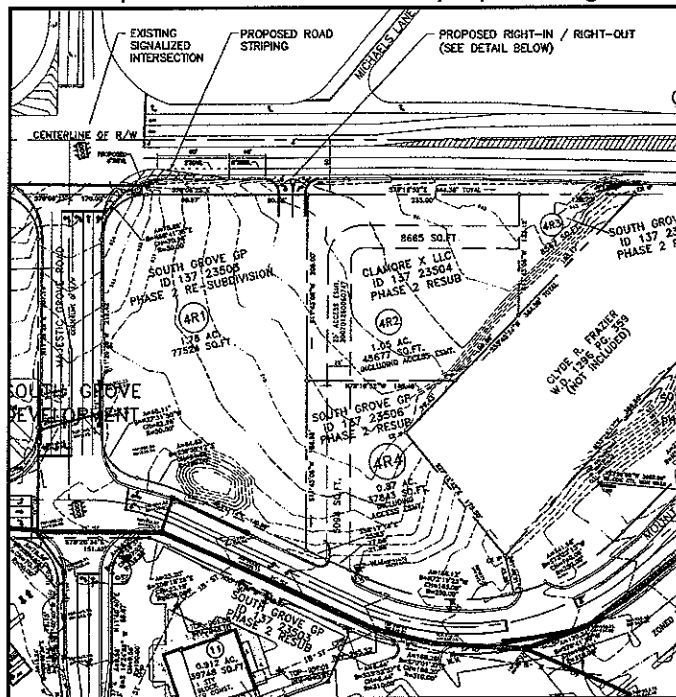


Mr. Derry M. Thompson  
Graham Development  
P.O. Box 12489  
Knoxville, TN 37912

RE: Engineering Services for review of Proposed Right-in/out Access to Parcel 4R1 South Grove Development on Chapman Highway, Knoxville, Tennessee

Dear Mr. Thompson:

Wilbur Smith Associates is pleased to review the impact and benefits of the proposed right-in/out access to Parcel 4R1 in the South Grove Development located near the Chapman Highway and John Sevier Highway interchange. The proposed right-in/out access was not a part of the original South Grove Development Traffic Impact Study conducted in June 2005. The proposed land-use of Parcel 4R1 is consistent with 2005 land-uses contained within the South Grove Development.

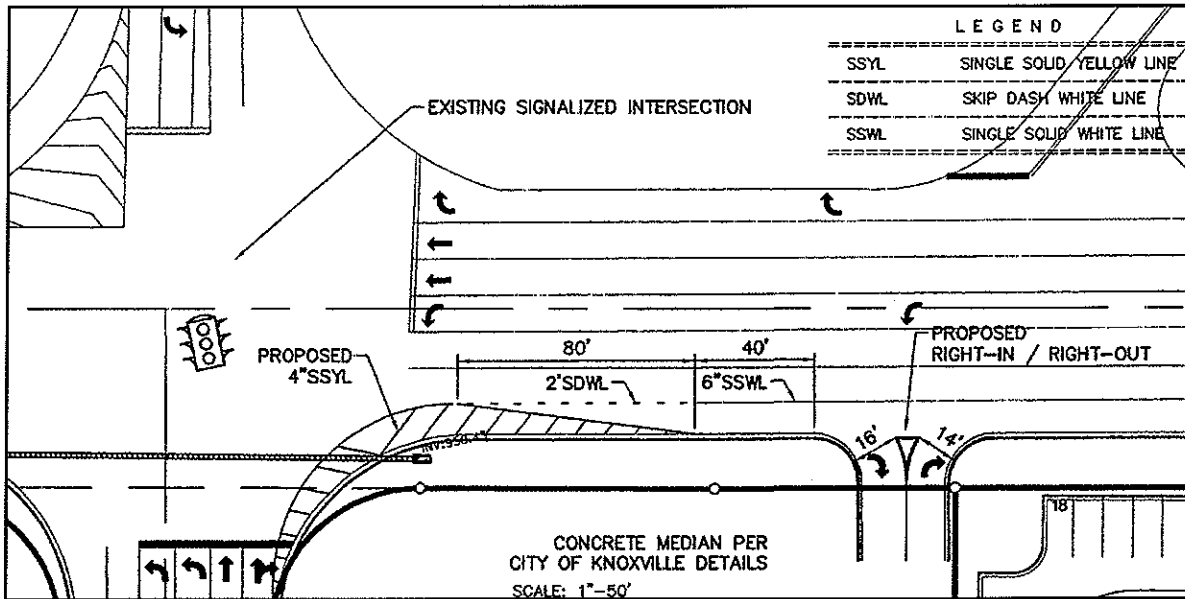


A right-in/out access has minimal impact on adjacent traffic flow. Right-in/out movements have minimal conflict and can assist in adequately distributing trips generated.

The traffic approaching from the north destined to the proposed site would be permitted to turn right into the site with the proposed right-in/out access. Without the proposed access, motorists would turn right onto Majestic Grove Road and then turn left into the site thereby a greater conflict which should be minimized.

The proposed driveway should be designed with a raised concrete island having adequate channelization and proper signing. The channelization should restrict left-turn ingress and egress. The signing should re-enforce that left-turn egress is not permitted.

1100 Marion Street, Suite 200 Knoxville Tennessee 37921  
865 963 4300 / 865 963 4301 www.WilburSmith.com



The proposed right-in/out access with proper channelization and signing has negligible impacts to overall traffic operations and provides benefit for easier access to the Parcel 4R1 with the proposed land-use.

Sincerely,  
 WILBUR SMITH ASSOCIATES

Kevin A. Cole, P.E.  
 Senior Transportation Engineer