



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

▶ **FILE #:** 2-SA-13-C

AGENDA ITEM #: 9

AGENDA DATE: 2/14/2013

▶ **SUBDIVISION:** IRON GATE BOULEVARD IMPROVEMENTS

▶ **APPLICANT/DEVELOPER:** PHILIP GARRETT

OWNER(S): Philip Garrett

TAX IDENTIFICATION: 104 PART OF 093

JURISDICTION: County Commission District 6

▶ **LOCATION:** South end of Iron Gate Blvd., south of Hardin Valley Rd., east of Pellissippi Parkway.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 1 acre

▶ **ZONING:** PC (Planned Commercial) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Public street and vacant land

▶ **PROPOSED USE:** Public street

SURROUNDING LAND USE AND ZONING: North: Mixed commercial / PC (Planned Commercial) / TO (Technology Overlay)
South: Vacant land / PC (Planned Commercial) / TO (Technology Overlay)
East: Residences / A (Agricultural) / TO (Technology Overlay)
West: Mixed commercial and vacant land / PC (Planned Commercial) / TO (Technology Overlay)

▶ **NUMBER OF LOTS:** 0

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:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 2 conditions**

1. Submitting the design plan for approval and meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Submitting and obtaining approval of the final plat for the change in the street right-of-way for the turnaround for Iron Gate Blvd.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the PC/TO District.

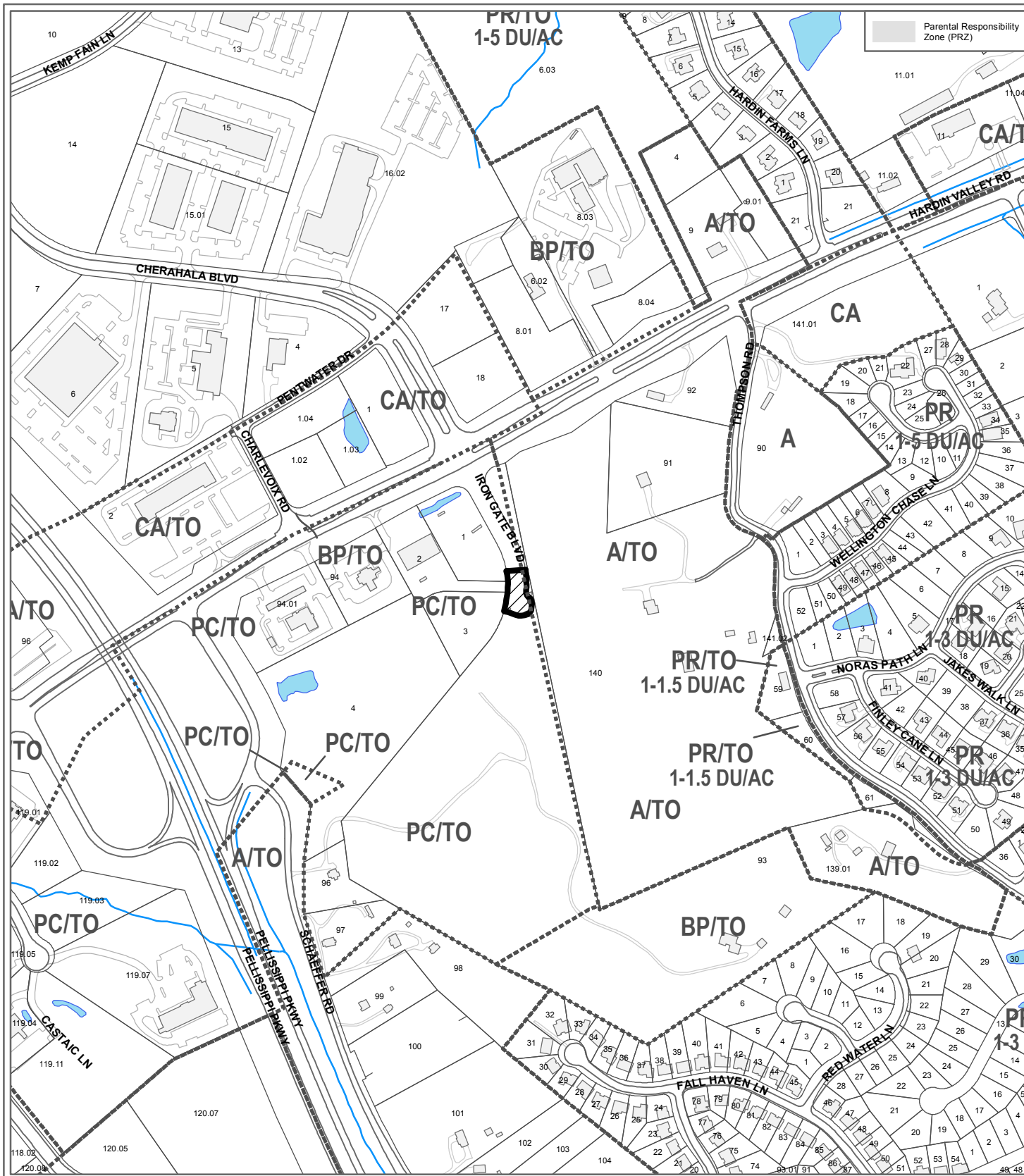
COMMENTS:

The applicant is requesting approval of a revision to the turnaround area at the southern end of Iron Gate Blvd., a public street that intersects with Hardin Valley Rd. at Cherahala Blvd. When Iron Gate Blvd. was approved in 2006, the street was designed to eventually tie into Schaeffer Rd. and become Schaeffer Rd. in its future alignment with Cherahala Blvd. Since the realignment of Schaeffer Rd. was being scheduled as a part of the Pellissippi Parkway improvements that were associated with the Tennessee Department of Transportation's proposed Orange Route, a temporary hammer head turnaround was incorporated into the Iron Gate Blvd. improvements. With the elimination of the Orange Route, the Schaeffer Rd. improvements have been delayed and the applicant is being required to upgrade the Iron Gate Blvd. turnaround to the cul-de-sac turnaround standard. The concept plan still identifies the future location of the street extension to Schaeffer Rd.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

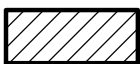
MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



Parental Responsibility Zone (PRZ)

**2-SA-13-C
CONCEPT PLAN**

Subdivision: Iron Gate Boulevard
Improvements



Approval of Concept Plan

Original Print Date: 1/30/2013
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 104
Jurisdiction: County

0 500
Feet





GENERAL NOTES:

1. MDC COUNTY CDT MAP NO. 34, PARCEL 93
2. ZONING: TO/PC-TECHNOLOGY OVERLAY/PLANNED COMMERCIAL
3. AREA OF PROPOSED RIGHT OF WAY = 1.05 ACRES
4. NUMBER OF PROPOSED LOTS = 1. PROPOSED SETBACKS SHALL BE IN ACCORDANCE WITH THE TYPICAL SECTION
5. PROPOSED DRIVEWAY SHALL BE LANGRISH DR. AND NOT TO EXCEED 2 (16'-0") UNLESS PER 2008 STABILIZATION IS PROPOSED.
6. PARCEL NUMBER: OWNER: 2122 SCHAEFFER RD. HUNTSVILLE, TN 35891
7. THE DESIGN AND CONSTRUCTION SHALL BE PROVIDED BY CANNON AND CANNON, INC. DATED AUGUST 6, 2008. FOR ADDITIONAL INFORMATION FROM AERIAL SURVEY PROVIDED BY CANNON AND CANNON, INC.

UTILITY SERVICES:

UTILITY SERVICES TO BE PROVIDED BY THE FOLLOWING:

- WATER - WEST AND SOUTHWEST DISTRICT
- SEWER - WEST AND SOUTHWEST DISTRICT
- GAS - KNOXVILLE UTILITIES BOARD
- TELEPHONE - AT&T
- CABLE - COMCAST

REGISTRATION OF CONTRACT BY ME:

I, *John Beckett*, a duly licensed Professional Engineer, Registered in the State of Tennessee, hereby certify that I am the author of the design, drawings, documents and all instruments contained herein. I am a duly Licensed Professional Engineer in the State of Tennessee. My Tennessee Professional Engineer License No. is 15733. My Tennessee Professional Engineer License Expiration Date is 12/31/2011. My Tennessee Professional Engineer License Renewal Date is 12/31/2011. My Tennessee Professional Engineer License Renewal Fee is \$100.00. My Tennessee Professional Engineer License Renewal Date is 12/31/2011. My Tennessee Professional Engineer License Renewal Fee is \$100.00. My Tennessee Professional Engineer License Renewal Date is 12/31/2011. My Tennessee Professional Engineer License Renewal Fee is \$100.00.

LEGEND

- ASPHALT PAVEMENT
- EXISTING CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED CONTOUR

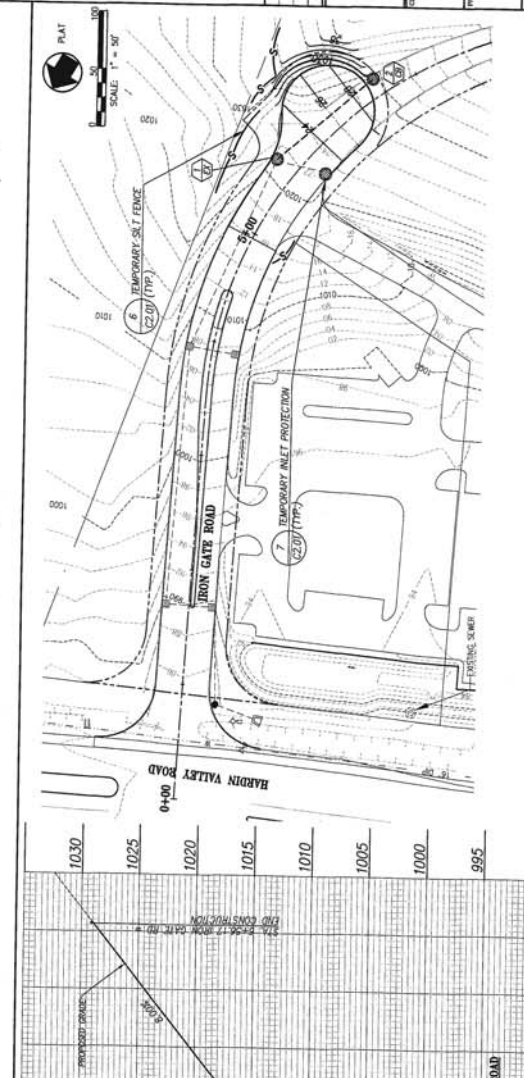
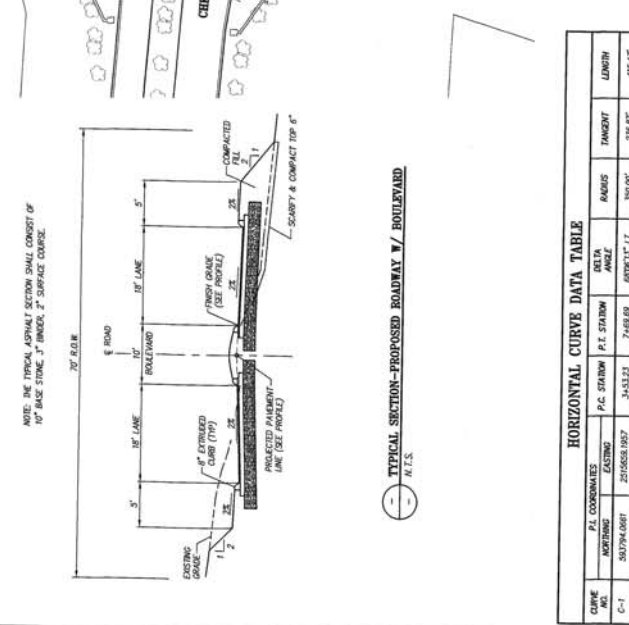
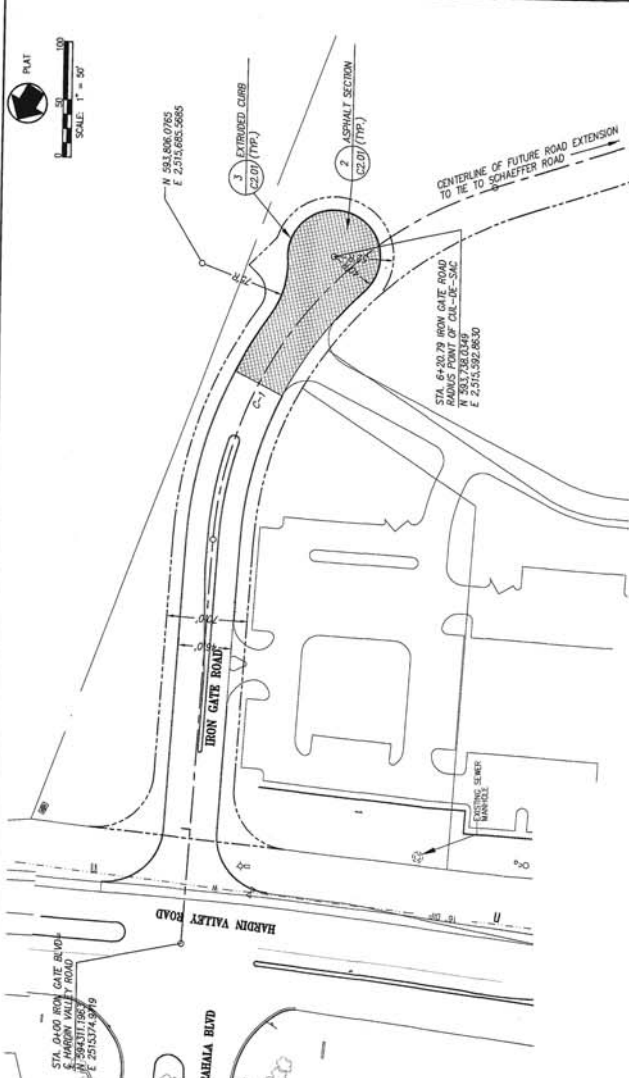
CANNON & CANNON, INC.
 Consulting Engineers & Planners
 10000 Highway 100, Suite 100
 Knoxville, Tennessee 37919
 Phone: 615-582-1111
 Fax: 615-582-1112
 Website: www.cannonandcannon.com

PROJECT: IRON GATE BOULEVARD IMPROVEMENTS
 KNOX COUNTY, TENNESSEE

SITE LAYOUT, GRAVING, DRAINAGE AND EROSION CONTROL PLAN

2-54-13-C
 REVISED
 7-31-15

C1.01



HORIZONTAL CURVE DATA TABLE

DATE	P.L. COORDINATES	P.C. STATION	P.T. STATION	DELTA ANGLE	RADIUS	TANGENT	LENGTH
C-1	3079.0801	205008.1807	3+43.23	7+69.69	6599.17' L.C.	300.00'	416.47'

STORM DRAINAGE STRUCTURES

NO.	DESCRIPTION	LOCATION	TOP OF CASTING (ELEV)	INVERT ELEV (ELEV)	INVERT D.E.
1	EXISTING CATCH BASIN	N -	1022.62	1016.63	1016.63
2	CATCH BASIN (24\"/>				

STORM PIPE TABLE

FROM	TO	PIPE INFORMATION	TOP OF CASTING (ELEV)	INVERT ELEV (ELEV)
1	2	18\"/>		