



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

▶ **FILE #:** 10-SE-15-C **AGENDA ITEM #:** 9
 POSTPONEMENT(S): 10/8/2015 **AGENDA DATE:** 11/12/2015

▶ **SUBDIVISION:** PALMER SUBDIVISION

▶ **APPLICANT/DEVELOPER:** H. E. BITTLE, III
 OWNER(S): H. E. Bittle, III

TAX IDENTIFICATION: 103 115 AND PART OF 116 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Hardin Valley Rd

▶ **LOCATION:** Southeast side of Hardin Valley Rd., west of Valley Vista Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Conner Creek & Beaver Creek

▶ **APPROXIMATE ACREAGE:** 31.75 acres

▶ **ZONING:** PC (Planned Commercial) / TO (Technology Overlay), OB (Office, Medical, and Related Services) / TO and OB/TO pending

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Commercial subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land, parking lot and residences / PC (Planned Commercial) / TO (Technology Overlay) and BP (Business and Technology Park) / TO (Technology Overlay)
 South: Vacant land / PR (Planned Residential) / TO (Technology Overlay)
 East: Vacant land and apartments / PC (Planned Commercial) / TO (Technology Overlay), A (Agricultural) / TO and OB (Office, Medical and related Services) / TO
 West: Vacant land and apartments / PC (Planned Commercial) / TO (Technology Overlay) and OB (Office, Medical and related Services) / TO

▶ **NUMBER OF LOTS:** 6

SURVEYOR/ENGINEER: Site Incorporated

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with 3 lane section with a 44' pavement width within an 80' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Street grade variance for the Joint Permanent Easement (JPE) between STA 2+12.38 and STA 9+20, from 12% to 12.5%.
2. Intersection right-of-way radius variance at the southeast corner of the intersection of Hardin Valley Rd. and the JPE, from 75' to 0'.
3. Intersection right-of-way radius variance at the southwest corner of the intersection of Hardin Valley Rd. and the JPE, from 75' to 25'.
4. Intersection edge of pavement radius variance at the southeast and southwest corners of the intersection of Hardin Valley Rd. and the JPE, from 75' to 25'.

STAFF RECOMMENDATION:

- ▶ **APPROVE variances 1-4 because the site's topography restricts compliance with the Subdivision Regulations and the applicant does not control the adjoining property at the proposed JPE intersection.**

APPROVE the Concept Plan subject to 9 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Providing a revised Traffic Impact Study during the Design Plan stage of the subdivision that includes updated traffic counts and a reanalysis based on the two approved access points onto Hardin Valley Rd. The revised Study shall be reviewed and approved by the Knox County Department of Engineering and Public Works and Planning Commission Staff prior to Design Plan approval. The applicant shall be responsible for installing the street and driveway improvements recommended in the Study. The improvements shall be installed to the standards 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. Placing a note on the final plat that access to Hardin Valley Rd. is restricted to the two access points (JPE and shared driveway) identified on the Concept Plan.
6. Proposed development of the lots that are zoned PC (Planned Commercial) is subject to a Use on Review approval by the Planning Commission. Proposed development within the TO (Technology Overlay) district is subject to review and approval by the Tennessee Technology Corridor Development Authority.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement and the stormwater facilities.
8. Any grading within the 100' Tennessee Valley Authority (TVA) transmission line easement is subject to review and approval by TVA.
9. 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:

The applicant is proposing to subdivide this 31.75 acre tract into 6 lots for development under the PC (Planned Commercial) / TO (Technology Overlay) & OB (Office, Medical, and Related Services) / TO zoning districts. Access to the commercial subdivision will be by a Joint Permanent Easement (JPE) meeting public street standards on the eastern side of the property, and a share access driveway located on the western side of the property. The JPE will provide access for the three frontage lots along Hardin Valley Rd. and the three lots that do not front on Hardin Valley Rd. A shared access easement will also be provided for the three lots fronting on Hardin Valley Rd.

A traffic impact study was submitted for the proposed subdivision. Due to revisions in the Concept Plan and the requirement of having updated traffic counts, Staff is recommending a condition for the applicant to submit a revised traffic impact study for review and approval prior to Design Plan approval.

ESTIMATED TRAFFIC IMPACT: Not required.

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.