

**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 edge of pavement radius variance at the southeast corner of the intersection of Hardin Valley Rd. and the JPE, from 75' to 25'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 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 7 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. 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.
5. 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.
6. 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
7. 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:

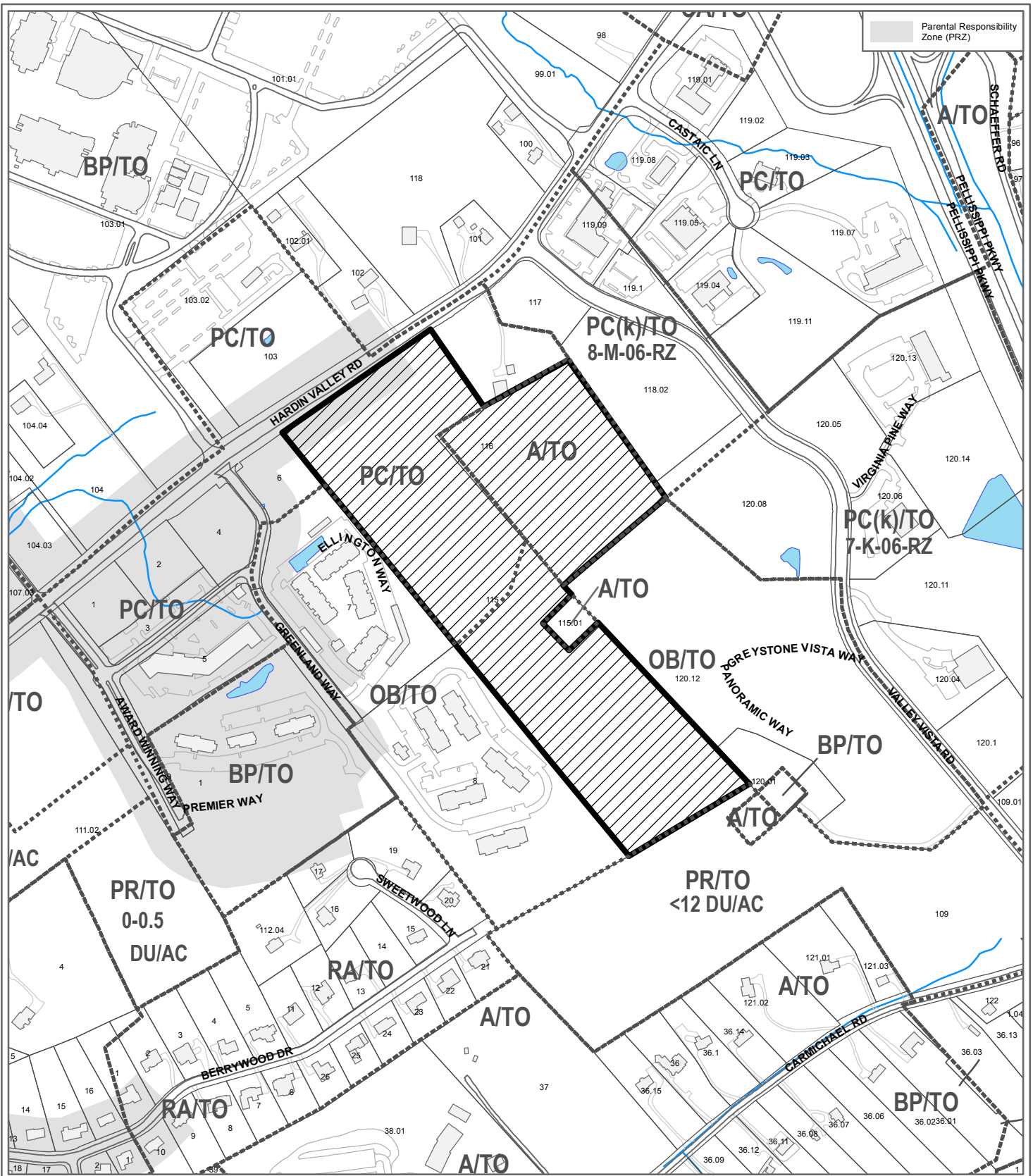
The applicant is proposing to subdivide this 31.75 acre tract into 6 lots for development under the PC (Planned Commercial) / TO (Technology Overlay) & OB (Office, Medical, and Related Services) / TO zoning districts. Access to the commercial subdivision will be by a Joint Permanent Easement (JPE) meeting 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 traffic impact study was submitted for the proposed subdivision. Staff is meeting with the applicant on Monday, November 9, 2015 to further discuss some issues regarding the traffic study results and other design features. A revised staff report will be provided to the Planning Commission at the Agenda Review Meeting on Tuesday, November 10, 2015 to address the results of the Monday meeting.

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.



**10-SE-15-C
CONCEPT PLAN**

Subdivision: Palmer Subdivision

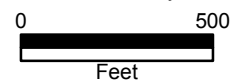


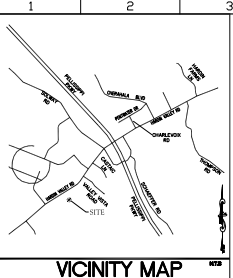
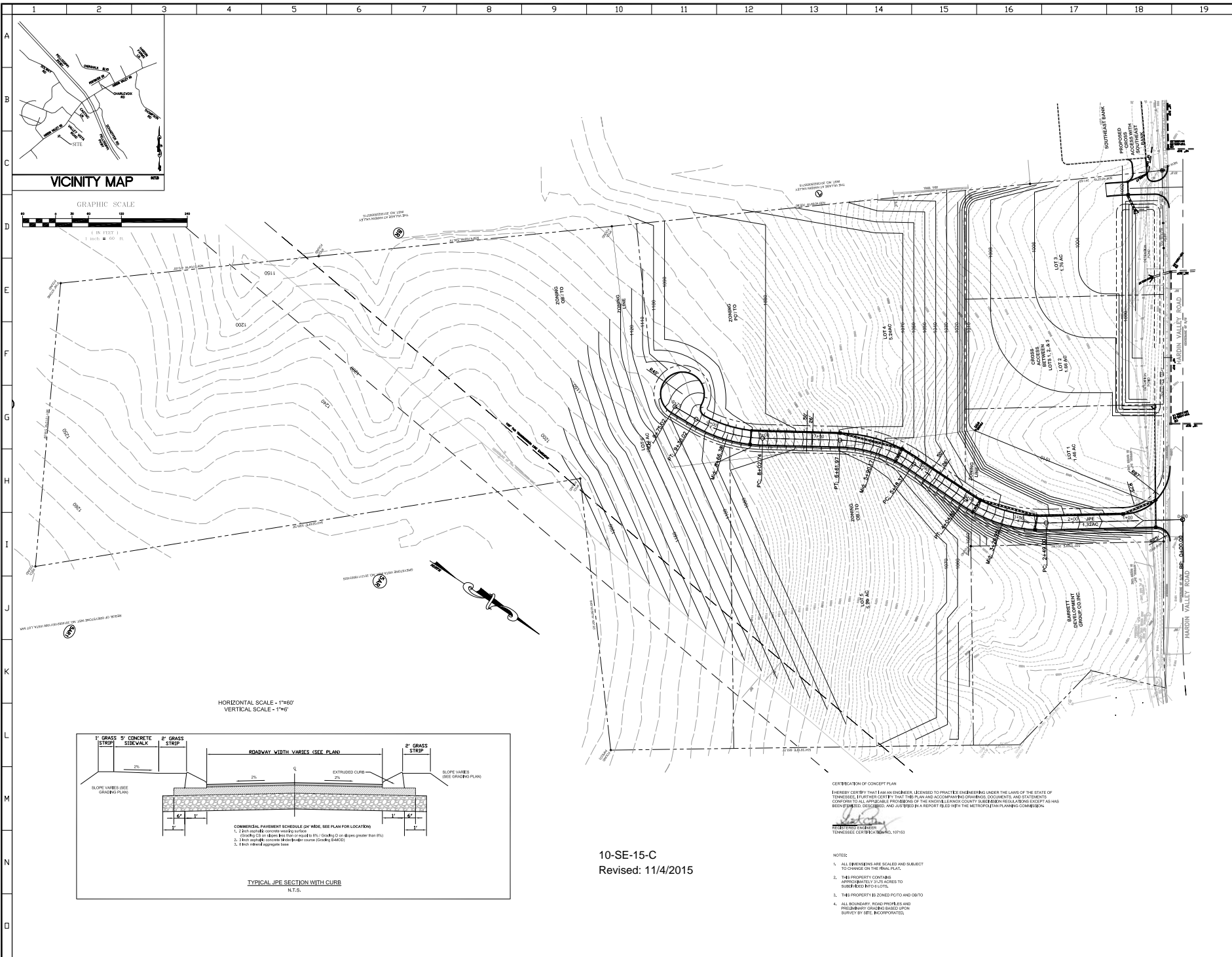
Approval of Concept Plan

Original Print Date: 9/21/2015
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

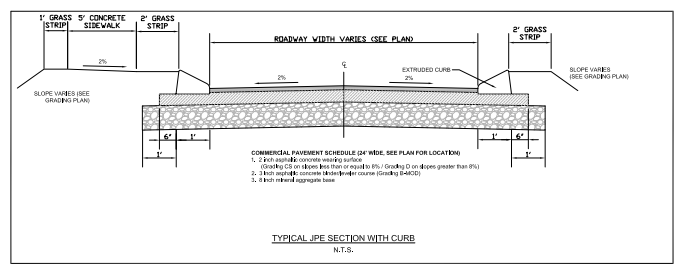
Revised:

Map No: 103
 Jurisdiction: County





HORIZONTAL SCALE - 1"=80'
VERTICAL SCALE - 1"=6'



10-SE-15-C
Revised: 11/4/2015

CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE, HAVING BEEN BY THE BOARD OF ENGINEERING AND SURVEYING REGISTERED AS AN ENGINEER IN THE STATE OF TENNESSEE, AND I HAVE PREPARED AND SUBMITTED TO THE BOARD OF ENGINEERING AND SURVEYING FOR REVIEW AND APPROVAL THE CONCEPT PLAN FOR THE PALMER SUBDIVISION, HARDIN VALLEY ROAD, KNOX COUNTY, TENNESSEE, AND I HAVE BEEN ADVISED BY THE BOARD OF ENGINEERING AND SURVEYING THAT THE CONCEPT PLAN FOR THE PALMER SUBDIVISION, HARDIN VALLEY ROAD, KNOX COUNTY, TENNESSEE, CONFORMS TO ALL APPLICABLE PROVISIONS OF THE KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN INDICATED OTHERWISE AND AS SET FORTH IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

DATE: 11/4/2015
ENGINEER: [Signature]
TENNESSEE CERTIFICATION NO. 107183

- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. THIS PROPERTY CONTAINS APPROXIMATELY 3.25 ACRES TO BE SUBDIVIDED INTO LOTS.
 3. THIS PROPERTY IS ZONED PUD-O AND OB-10.
 4. ALL ELEVATIONS, ROAD PROFILES AND PRELIMINARY GRADING BASED UPON SURVEY BY JPE, INCORPORATED.



Concept Plan
PALMER SUBDIVISION
Hardin Valley Road
Knox County, TN
District 6, Map 103, Parcels 115 & 116

DATE: 09/22/15

NO.	DATE	COMMENTS

CP1