



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

▶ **FILE #:** 1-SA-11-C **AGENDA ITEM #:** 8  
POSTPONEMENT(S): 1/13/11-2/10/11, 9/10/15 **AGENDA DATE:** 10/8/2015

▶ **SUBDIVISION:** LONGMIRE SUBDIVISION  
▶ **APPLICANT/DEVELOPER:** LONGMIRE PROPERTIES, LLC  
OWNER(S): Longmire Properties, LLC

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TAX IDENTIFICATION: 21 003.02 & 003.03 [View map on KGIS](#)  
JURISDICTION: County Commission District 8  
STREET ADDRESS:

▶ **LOCATION:** West side of Tazewell Pk., north of E. Emory Rd.  
SECTOR PLAN: Northeast County  
GROWTH POLICY PLAN: Planned Growth Area  
WATERSHED: Beaver Creek  
▶ **APPROXIMATE ACREAGE:** 12.77 acres

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▶ **ZONING:** CA (General Business)  
▶ **EXISTING LAND USE:** Vacant land  
▶ **PROPOSED USE:** Commercial  
SURROUNDING LAND USE AND ZONING: Property in the area is zoned CA commercial, RA and PR residential and A agricultural. Development in the area consists of retail uses in the vicinity of the intersection of Tazewell Pk. and E. Emory Rd. Gibbs Elementary and High Schools are located immediately north of this site.

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▶ **NUMBER OF LOTS:** 7  
SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe  
ACCESSIBILITY: Access is via Tazewell Pk., a minor arterial street with a pavement width of 22' within a 40' wide right-of-way  
▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Corner property line and pavement radius from 75' to 25' at the intersection of the proposed road and Tazewell Pk.

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**STAFF RECOMMENDATION:**

▶ **APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, 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 all other relevant requirements of the Knox County Health Department.
2. Provision of a street names which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Prior to final plat approval road improvements to Tazewell Pk. shown on the Concept plan must be constructed or a bond posted with TDOT/Knox County to guarantee their completion
4. Construction of a sidewalk along the entire Tazewell Pk. frontage and along one side of the internal street. The sidewalks are to be a minimum of 5' wide with a 2' wide planting strip (a 7' wide sidewalk may be

substituted). All sidewalk construction must be ADA compliant

5. Provision of a 30' wide greenway easement along the tributary to Beaver Creek that crosses this site. The applicant is to work with the Knox County Greenways Coordinator to determine the exact location of the easement. The easement is to be reflected on the final plat
6. Place a note on the final plat that all lots will have access only to the internal street system.
7. Obtaining a TDOT entrance permit
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm drainage system and any other commonly held assets.
9. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
10. 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:**

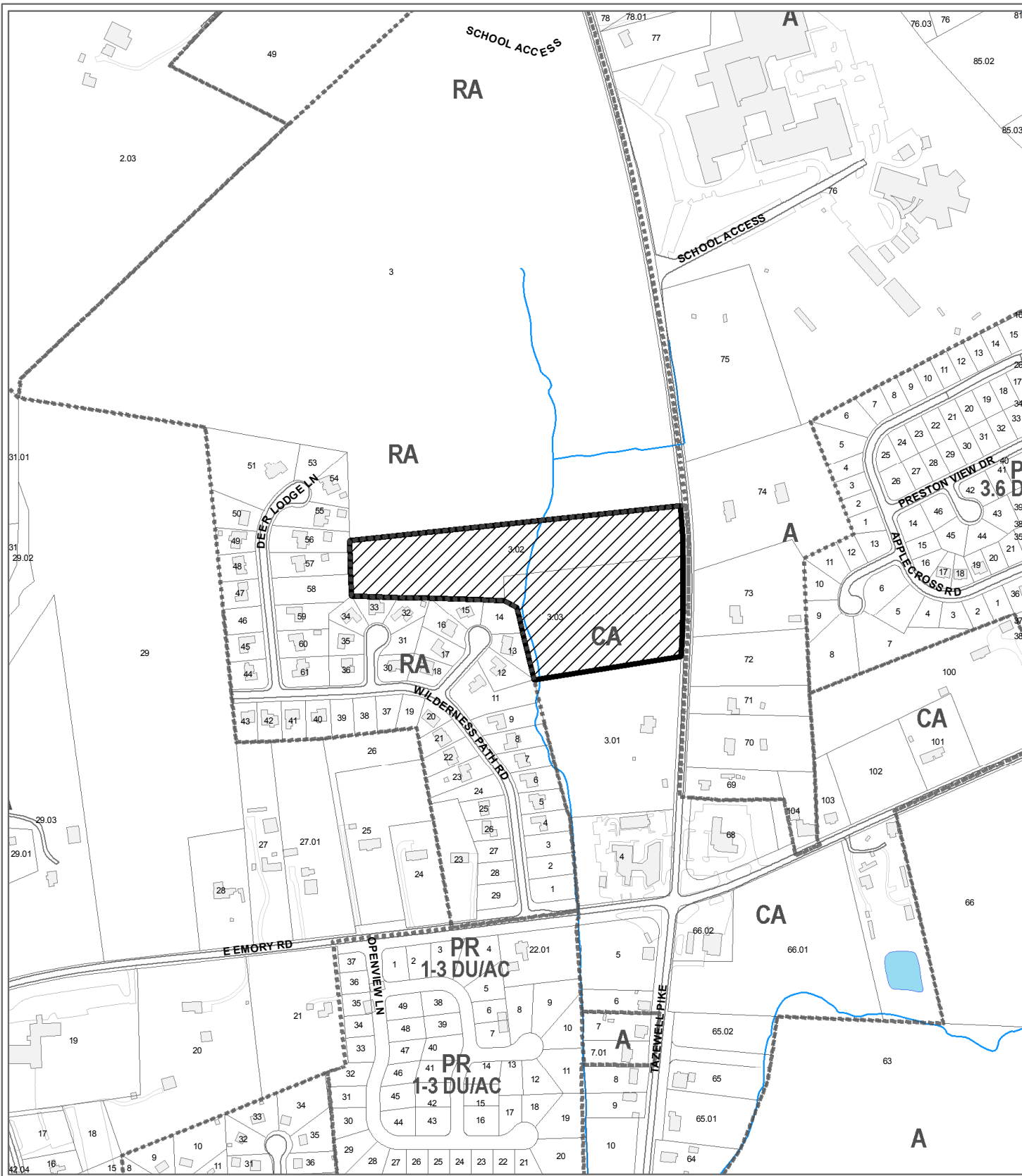
The applicant is proposing to develop a seven lot commercial subdivision. Given the anticipated number of trips that will be generated by this development, the applicant was required to have a traffic impact study prepared. The recommendations contained in the traffic study state that a north bound left turn lane is needed at the entrance to this project. The Tenn. Dept. of Transportation (TDOT) is currently constructing improvements at the intersection of Tazewell Pk. and E. Emory Rd. The improvements needed as part of this subdivision will dovetail with the TDOT improvements. The contractor that is doing the work for TDOT has met with the applicant and is to provide a cost estimate to complete the improvements that are needed for this subdivision. It is staff's hope that all of the improvements can be rolled into one project. Should this not be possible, staff will recommend that all of the needed improvements be in place, or an appropriate bond be posted to guarantee their completion, prior to approval of a final plat.

This subdivision adjoins the site where the existing Gibbs Elementary School is located and the new Gibbs Middle School is to be constructed. Staff will recommend that a sidewalk along the Tazewell Pk. frontage be included as part of this project. Additionally, staff is recommending that an internal sidewalk be included. In addition to the sidewalks, the applicant has stated that granting an easement for a greenway along the tributary to Beaver Creek that crosses this site would be considered. The Knox County Greenways Coordinator and the applicant will need to determine the exact location of the proposed easement. The location of the greenway easement will need to be reflected on the final plat.

**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

**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-SA-11-C  
CONCEPT PLAN**

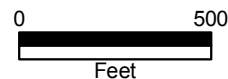
Subdivision: Longmire Subdivision

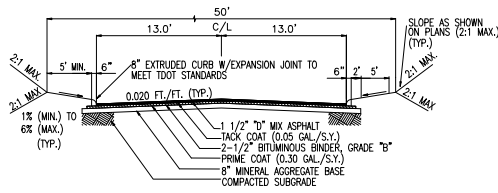
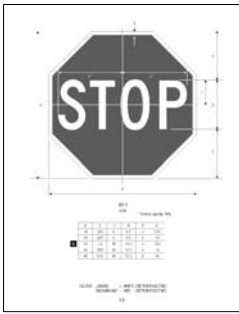


Approval of Concept Plan

Original Print Date: 12/22/2010      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 21  
Jurisdiction: County

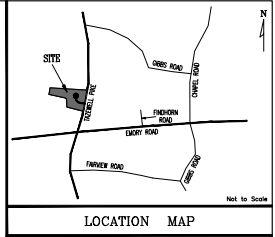




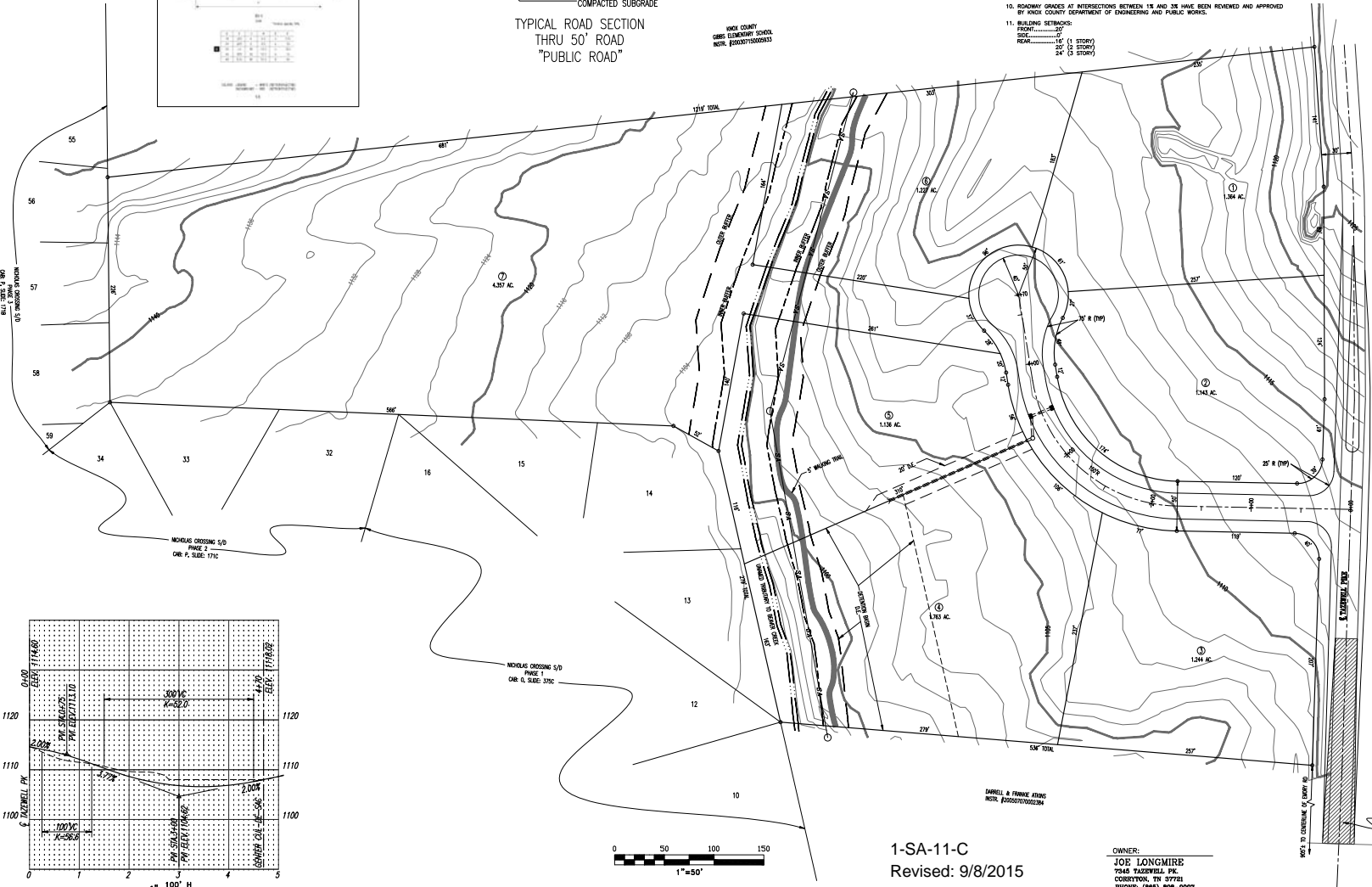
TYPICAL ROAD SECTION  
THRU 50' ROAD  
"PUBLIC ROAD"

KNOX COUNTY  
ONE ELEMENTARY SCHOOL  
NEAR PARCELS 1300000000000000

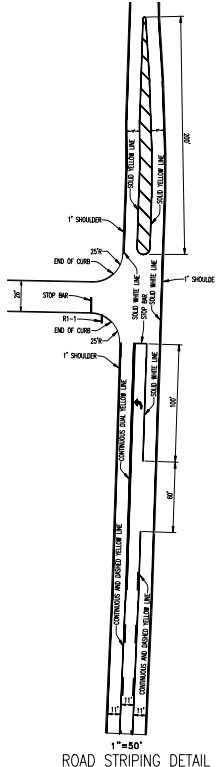
- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. A 10" DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES 5' EACH SIDE OF INTERIOR ROAD LINES.
  3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  4. THIS PROPERTY CONTAINS APPROXIMATELY 12.876 ACRES SUBDIVIDED INTO 7 COMMERCIAL LOTS.
  5. THIS PROPERTY IS ZONED CA.
  6. ALL ROAD PROFILES ARE BASED ON KHS TOPOGRAPHY.
  7. UTILITIES:  
WATER: UNDEVELOPED KNOX UTILITY DISTRICT  
SEWER: HALLIDALE POWELL UTILITY DISTRICT  
ELECTRICITY: KNOX UTILITY BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: AT&T "SOUTHWEST"
  8. NO VARIANCES REQUIRED.
  9. COMPACTION TESTING PURSUANT TO THE REQUIREMENTS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING & PUBLIC WORKS WILL BE REQUIRED FOR ALL FILL AREAS.
  10. ROADWAY GRADINGS AT INTERSECTIONS BETWEEN 1#S AND 2#S HAVE BEEN REVIEWED AND APPROVED BY KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.
  11. BUILDING SETBACKS:  
FRONT: 25'  
SIDE: 10'  
REAR: 15' (1 STORY)  
24' (3 STORY)



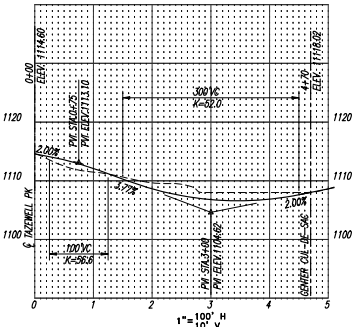
LOCATION MAP



CERTIFICATION OF CONCEPT PLAN:  
I, THE ENGINEER, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I HAVE REVIEWED THE CONCEPT PLAN AND ALL APPROPRIATE PROVISIONS OF THE TENNESSEE ROAD CONSTRUCTION REGULATIONS AND HAVE BEEN FULLY AND SINCERELY CONVINCED BY A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.  
REGISTERED ENGINEER  
TENNESSEE CERTIFICATE NO. \_\_\_\_\_



ROAD STRIPING DETAIL



1-SA-11-C  
Revised: 9/8/2015

OWNER:  
JOE LONGMIRE  
7848 TAZEWELL PIKE  
COKERLYN, TN 37626  
PHONE: (605) 898-9097

BATSON, HIMES, NORVELL & POB  
REGISTERED ENGINEERS & LAND SURVEYORS  
4354 PAPERBELL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (605) 588-6472  
FAX: (605) 588-6473  
email@bhnp.com

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	TPD							
CHECKED	DBH							

SCALE:  
AS NOTED  
DATE  
9/3/15

DEED REFERENCES:  
INSTR. #200909110019087  
INSTR. #200909110019088

CONCEPT AND ROADWAY PROFILES FOR  
LONGMIRE S/D, TAZEWELL PIKE  
TAX MAP 21, PARCELS 3.02 & 3.03  
DISTRICT 8, KNOX COUNTY, TN

24917-C  
SHEET 1 OF 1 SHEET(S)