



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

▶ **FILE #:** 12-SB-16-C

AGENDA ITEM #: 11

AGENDA DATE: 12/8/2016

▶ **SUBDIVISION:** LKM PROPERTIES - CLINTON HIGHWAY

▶ **APPLICANT/DEVELOPER:** LKM PROPERTIES

OWNER(S): LKM Properties

TAX IDENTIFICATION: 67 00901-00903

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS:

▶ **LOCATION:** Southwest side of Clinton Hwy., southeast side of W. Emory Rd

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 20.45 acres

▶ **ZONING:** CA (General Business) SC (Shopping Center) & F (Floodway)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Commercial subdivision

SURROUNDING LAND USE AND ZONING: The site is located in the Powell community on the west side of Clinton Hwy. Development in the area consists of mixed commercial uses and detached dwellings. Beaver Creek forms the southern boundary of this site. The FEMA flood area for the creek will impact how this site can be developed.

▶ **NUMBER OF LOTS:** 2

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Clinton Hwy. and W. Emory Rd. which are both classified as major arterial streets. Clinton Hwy. is a four lane median divided road. W. Emory Rd. is a two lane facility with a pavement width of 20' within a 50' wide right-of-way. Access to both of these roadways is controlled by the Tenn. Dept. of Transportation(TDOT).

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Reduction of intersection spacing between Holgate Ln. and proposed private driveway from 400' to 170'
2. Reduction of corner radius from 75' to 25' at the intersection of the private driveway with W. Emory Rd.

STAFF RECOMMENDATION:

▶ **WITHDRAW** as requested by the applicant's engineer. This matter will be heard as a use on review at the January 12, 2017 meeting

COMMENTS:

The applicant received approval of a plan for this site in 2015 (8-D-15-UR). The same applicant is now proposing to relocate the proposed driveway that connects with W. Emory Rd. The driveway will be shifted

approximately 225' to the west from the previously approved location. The new location will align with the western most driveway to the shopping that is located on the north side of W. Emory Rd.

The plan as presented with a driveway and 2 lots does not require Concept Plan consideration. The applicant has requested this matter be withdrawn and that it be heard as a use on review at the January 12, 2017 meeting (1-K-17-UR).

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.

12-SB-16-C-WD-12-8-16

BATSON, HIMES, NORVELL & POE

REGISTERED ENGINEERS AND LAND SURVEYORS

4334 Papermill Road

Knoxville, Tennessee 37909

Phone (865) 588-6472

Fax (865) 588-6473



November 30, 2016

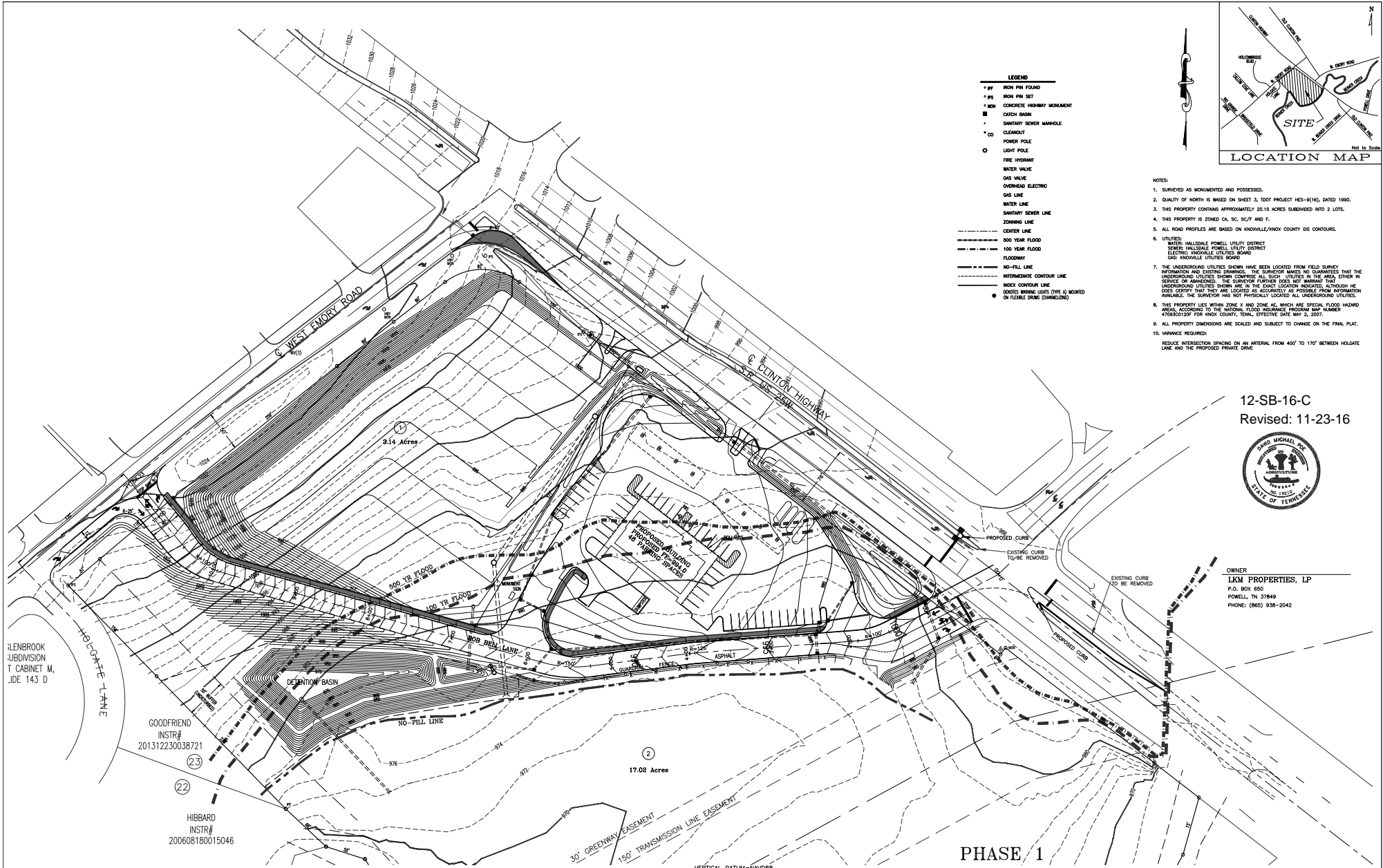
Dan Kelly
Knoxville MPC

Dear Mr. Kelly:

Please withdraw from consideration our concept application for LKM Properties – Clinton Highway (12-SB-16).

David Harbin

* fee applied to 1-K-17-UR



12-SB-16-C
Revised: 11-23-16



OWNER
LKM PROPERTIES, LP
P.O. BOX 650
POWELL, TN 37849
PHONE: (665) 938-2042

LENBROOK
SUBDIVISION
T. CABINET M,
J.D.E. 143 D

GOODFRIEND
INSTR#
201312230038721

HIBBARD
INSTR#
200608180015046

PHASE 1

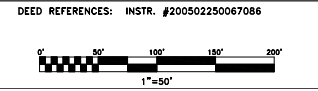
BATSON, HIMES, NORVELL & FOG
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	DMP	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	SEW								
CHECKED	DMP								

VERTICAL DATUM=NAVD88

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 1" INTERVAL

DATE
10/24/16



REVISED CONCEPT PLAN FOR
LKM PROPERTIES
7565 CLINTON HIGHWAY
CLT MAP 67 PARCEL 9
DISTRICT 6, KNOX COUNTY, TENNESSEE

24886-RR
SHEET 1 OF 2 SHEET(S)
C:\24886\24886-ROAD-REALIGNMENT.DWG

KNOXVILLE-KNOX COUNTY

MPC

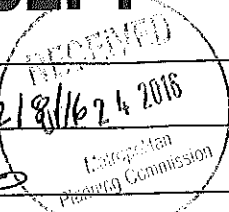
METROPOLITAN
PLANNING
COMMISSION

TELEPHONE

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

SUBDIVISION - CONCEPT

Name of Applicant: LKM Properties
Date Filed: 10/24/16 Meeting Date: 12/8/16 2:4 2016
Planner in Charge of Application: Thomas Brechler
Fee Amount: \$500⁰⁰ File Number: Subdivision - Concept 12-SB-16-C
Fee Amount: _____ Related File Number: Use On Review _____



PROPERTY INFORMATION

Subdivision Name: LKM Properties - Clinton Highway
 Unit/Phase Number: _____
 General Location: SW side Clinton Highway a SE side of E. Emory Road
 Tract Size: 20.45ac No. of Lots: 2
 Zoning District: CR, SC, SL-F, F
 Existing Land Use: Vacant
 Planning Sector: Northwest County
 Sector Plan Proposed Land Use Classification: _____

Growth Policy Plan Designation: Planned Growth
 Traffic Zone: 208
 Census Tract: 60.02
 Tax Identification Number: Map 67 Parcels 9.01-9.03

Jurisdiction: City Council _____ District
 County Commission 6th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Bill Weigel
 Company: LKM Properties
 Address: P.O. Box 650
 City: Powell State: TN Zip: 37849
 Telephone: 938-2042
 Fax: _____
 E-mail: _____

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer Hallsdale Powell
 Water Hallsdale Powell
 Electricity Knoxville Utilities Board
 Gas Knoxville Utilities Board
 Telephone Frontier

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
 Name: David Harbin
 Company: Batson, Himes, Norvell & Poe
 Address: 4334 Papermill Drive
 City: Knoxville State: TN Zip: 37909
 Telephone: 588-6472
 Fax: 588-6473
 E-mail: email@bhn-p.com

TRAFFIC IMPACT STUDY REQUIRED

No Yes

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT
 Name: David Harbin
 Company: Batson Himes Norvell & Poe
 Address: 4334 Papermill Dr.
 City: Knoxville State: TN Zip: _____
 Telephone: 588-6472
 Fax: 588-6473
 E-mail: harbin@bhn-p.com

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone
 Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

VARIANCES REQUESTED

1. Intersection spacing from Holyoke Lane to Private Drive from 400' to 170'
Justify variance by indicating hardship: topography

2. _____
Justify variance by indicating hardship: _____

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: David Harbin

Address: 4334 Papermill Drive

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

Signature: David Harbin

Date: 10/24/16

E-mail: harbin.d.bha-p.com