



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

▶ **FILE #:** 2-SB-16-C

**AGENDA ITEM #:** 13

**AGENDA DATE:** 2/11/2016

▶ **SUBDIVISION:** PALMER SUBDIVISION

▶ **APPLICANT/DEVELOPER:** RUSTY BITTLE

OWNER(S): Hardin Valley Land Partners

TAX IDENTIFICATION: 103 115

[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

▶ **APPROXIMATE ACREAGE:** 23.3 acres

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

▶ **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: Bank and apartments / PC (Planned Commercial) / TO (Technology Overlay) and OB (Office, Medical and related Services) / TO

▶ **NUMBER OF LOTS:** 5

SURVEYOR/ENGINEER: Fulghum MacIndoe & Associates, Inc.

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+36.75 and STA 9+08.41, from 12% to 12.5%.
2. Intersection right-of-way radius variance at the southwest corner of the intersection of Hardin Valley Rd. and the JPE, from 75' to 0'.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1 & 2 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 10 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 addressing the comments as outlined in the letter from Tarren Barrett of MPC Staff to John Gould of CDM Smith and dated February 2, 2016. The revised Study is subject to review and approval by the Knox County Department of Engineering and Public Works and Planning Commission Staff. 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. Revising the concept plan to include the right turn lanes on Hardin Valley Rd., and the left and right turn lanes exiting the site as recommended in the Traffic Impact Study.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. 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.
7. 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.
8. 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.
9. Any grading within the 100' Tennessee Valley Authority (TVA) transmission line easement is subject to review and approval by TVA.
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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

**COMMENTS:**

The applicant is proposing to subdivide this 23.3 acre tract into 5 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 western side of the property, and a shared access driveway located on the eastern side of the property. The JPE will provide access for the three frontage lots along Hardin Valley Rd. and the two lots that do not front on Hardin Valley Rd.

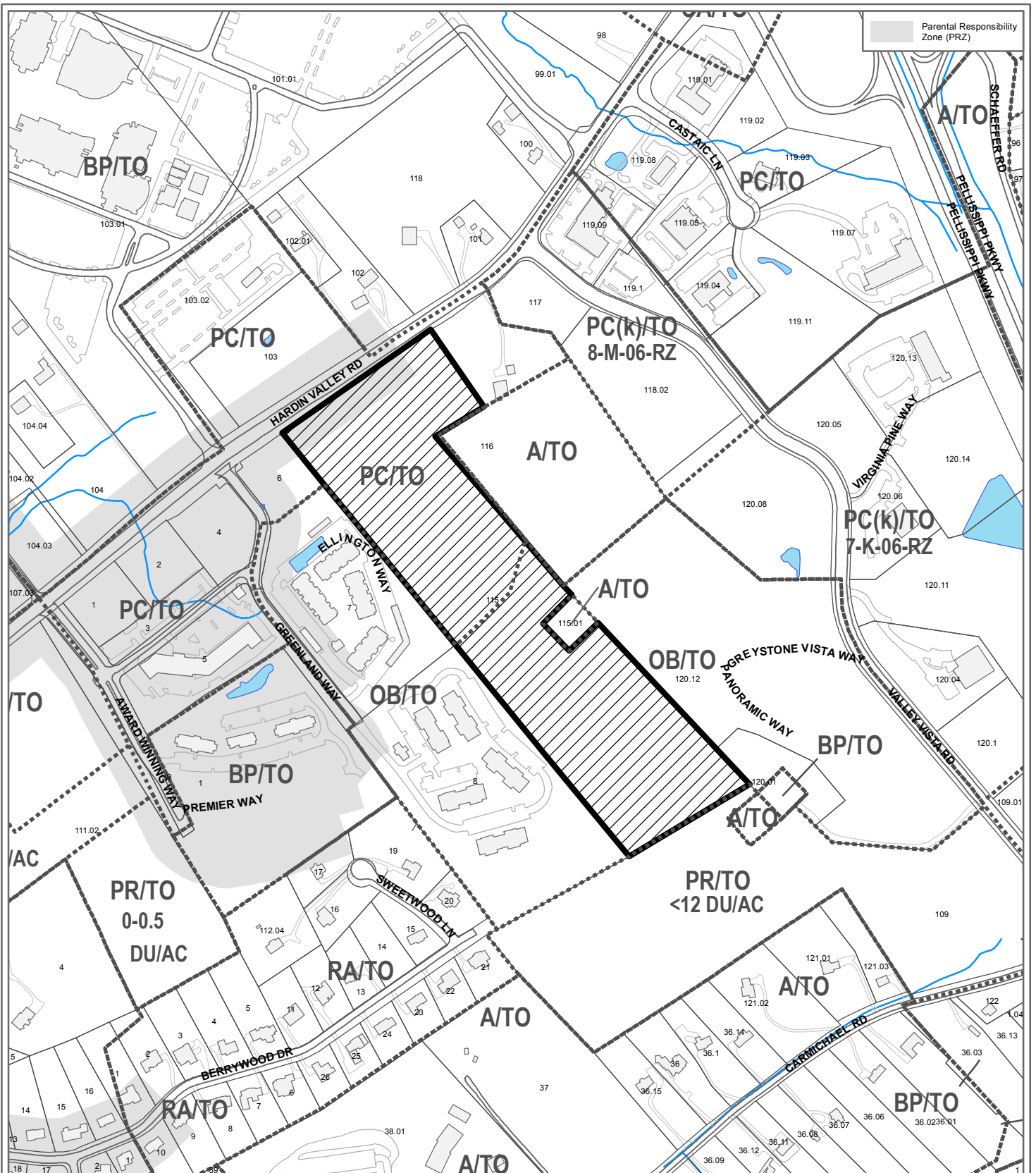
The Planning Commission had previously approved a concept plan for this site on November 12, 2015 (10-SE-15-C). However, since an 8.45 acre tract has been removed from the proposed subdivision, this revised concept plan is before the Planning Commission for approval.

A revised traffic impact study was submitted for the proposed subdivision. The study has recommended the addition of right turn lanes on Hardin Valley Rd., and left and right turn lanes exiting the site.

ESTIMATED TRAFFIC IMPACT: Not required.

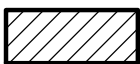
ESTIMATED STUDENT YIELD: Not applicable.

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.



**2-SB-16-C  
CONCEPT PLAN**

Subdivision: Palmer Subdivision



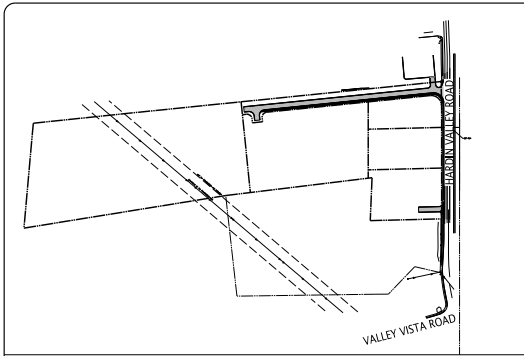
Approval of Concept Plan

Original Print Date: 1/26/2016  
 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

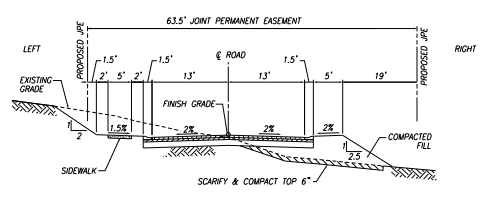
Map No: 103  
 Jurisdiction: County

0 500  
Feet

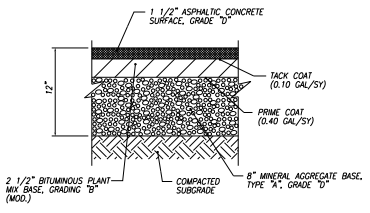




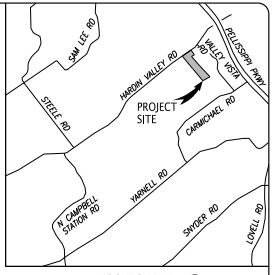
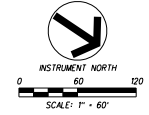
OVERALL MAP  
(NOT TO SCALE)



1 TYPICAL 26' ROAD SECTION  
N.T.S.

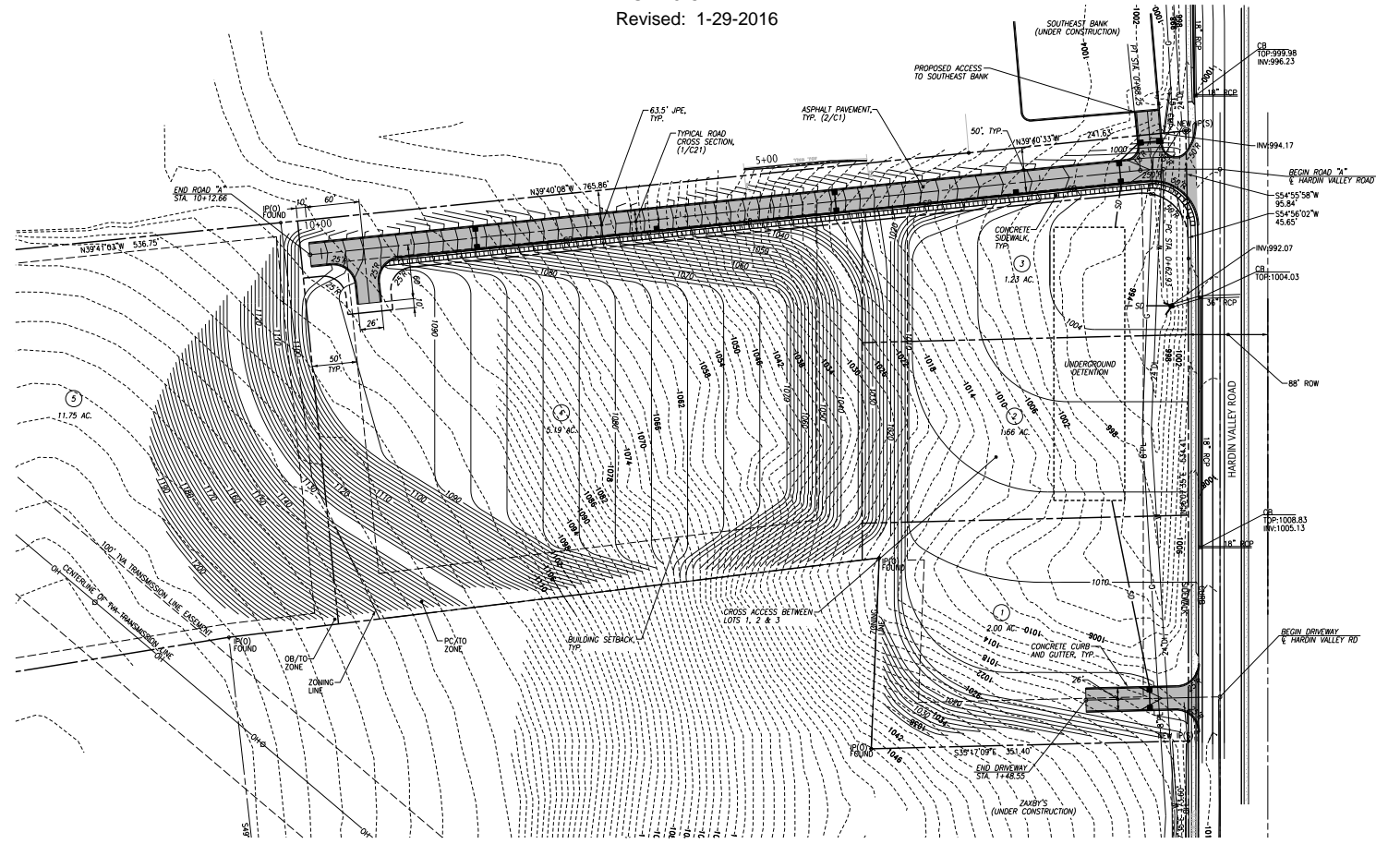


2 ASPHALT PAVEMENT SECTION  
N.T.S.



LOCATION MAP  
(NOT TO SCALE)

2-SB-16-C  
Revised: 1-29-2016



GENERAL NOTES:

1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM SURVEY PROVIDED BY SITE, INC.
2. PROPERTY CONCERNED REFLECTS PARCEL 101.115 AS SHOWN IN KNOX COUNTY CLT MAP TOL. ZONING FOR THE PROPERTY IS PC/TD PLANNED COMMERCIAL ZONE AND OB/TD OFFICE, MEDICAL & RELATED SERVICES ZONE WITHIN THE TECHNOLOGY OVERLAY. TOTAL AREA = 23.33 AC.  
OWNER: HARDIN VALLEY LAND PARTNERS, LLC  
10784 HARDIN VALLEY ROAD  
KNOXVILLE, TN 37932
3. FOR PC/TD ZONE, BUILDING DEPTH SETBACKS ARE 50'-FT. FOR OB/TD ZONE, BUILDING SETBACKS ARE 25'-FT. IN FRONT, 15'-FT. ON SIDE AND 20'-FT. IN REAR.
4. NO UTILITIES WILL BE LOCATED IN THE DETENTION EASEMENTS.

VARIANCE REQUESTS:

1. INCREASE MAXIMUM ROAD GRADE FROM 12.00% TO 12.50%
2. DECREASE RIGHT-OF-WAY RADIUS AT INTERSECTION OF HARDIN VALLEY ROAD AND THE JPE FROM 75' TO 0'
3. REDUCE PAVEMENT WIDTH FROM 32' TO 26'
4. REDUCE PAVEMENT THICKNESS TO 12"

UTILITY OWNERS:

WATER & SEWER  
WEST KNOX UTILITY DISTRICT (WKUD)  
2328 LOVELL ROAD, P.O. BOX 51370  
KNOXVILLE, TN 37931  
CONTACT: MR. MARTIN CALLENWATERS  
OFFICE PHONE: 865.690.2521, EXT. \*833

ELECTRIC  
LENOIR CITY UTILITY BOARD (LCUB)  
P.O. BOX 449  
LENOIR CITY, TN 37771  
CONTACT: MS. JAY HINES  
OFFICE PHONE: 865.986.6591

GAS  
KNOXVILLE UTILITIES BOARD (KUB)  
P.O. BOX 20017  
KNOXVILLE, TN 37950-9017  
CONTACT: MS. CHRIS MCCORMACK  
OFFICE PHONE: 865.558.2123

TELEPHONE  
ATAI  
9733 PARKSIDE DRIVE  
KNOXVILLE, TN 37922  
CONTACT: MS. WICKIE DALEY  
OFFICE PHONE: 865.539.8571

ENGINEERING CERTIFICATION:

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER  
TENNESSEE CERTIFICATE NO.

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED STORM DRAIN
- PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED CATCH BASIN
- DETAIL REF. (DETAIL NO./SHEET NO.)
- TYPICAL

**FULGHUM MACINDOE ASSOCIATES, INC.**  
10330 HARDEN VALLEY ROAD SUITE 200  
KNOXVILLE, TN 37932  
OFFICE: 865.690.6419  
FAX: 865.690.6449  
www.fulghummacindoe.com

PRELIMINARY NOT FOR CONSTRUCTION

PALMER SUBDIVISION  
HARDIN VALLEY ROAD  
KNOXVILLE, TENNESSEE 37932

HARDIN VALLEY LAND PARTNERS, LLC  
10784 HARDIN VALLEY ROAD  
KNOXVILLE, TN 37932  
CONTACT: RUSTY BITTLE  
TELEPHONE NO: 865.650.7045  
EMAIL: RUSTY@HARDINVALEYPARTNERS.COM

CONCEPT PLAN

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
548.002	WCF	1/28/16	
	WCF	1/25/16	
	WCF	12/28/15	

Project	548.002
Date	12/28/15
Scale	1"=60'

C1

File Name: 151216-001-001-TMDS Concept (548002)01.dwg  
Plot Date: 1/29/2016

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