

# CASE SUMMARY

APPLICATION TYPE: *SUBDIVISION*

CONCEPT PLAN



**File Number:** 10-SC-23-C      **Related File Number:** 10-C-23-DP  
**Application Filed:** 8/23/2023      **Date of Revision:**  
**Applicant:** HOMESTEAD LAND HOLDINGS, LLC

### PROPERTY INFORMATION

**General Location:** Southeast side of Millertown Pike, northeast of Presnell Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 50 202      **Jurisdiction:** County  
**Size of Tract:** 38 acres  
**Accessibility:** Access is via Millertown Pike, a minor arterial with a 20-ft pavement width within a 54-ft to 75-ft right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:** North: Single family, Rural residential - A (Agricultural)  
South: Agriculture/forestry/vacant land - PC (Planned Commercial)  
East: Agriculture/forestry/vacant land, Rural residential - A (Agricultural)  
West: Agriculture/forestry/vacant land, Single family residential, Rural residential - A (Agricultural)  
**Proposed Use:**      **Density:** 3.55  
**Sector Plan:** Northeast County      **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:**

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 7336 MILLERTOWN PIKE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential), HP (Hillside Protection)

**Requested Plan Category:**

### ***SUBDIVISION INFORMATION (where applicable)***

**Subdivision Name:** Mayer Property Subdivision

**No. of Lots Proposed:** 135      **No. of Lots Approved:** 0

**Variations Requested:** VARIANCES  
1. NONE (revised 10/3/2023)

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL**

1. Reduce the minimum residential lot street frontage from 25 ft to 22 ft for all interior attached house lots and 25 ft to 20 ft for lots along a cul-de-sac or bulb, as shown on the concept plan.
2. Reduce the minimum horizontal curve radius on Road 1 from 250 ft to 150 ft at STA 8+00

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL**

\*\* See attached variance and alternative design request form

**S/D Name Change:**

### ***OTHER INFORMATION (where applicable)***

**Other Bus./Ord. Amend.:**

### ***PLANNING COMMISSION ACTION AND DISPOSITION***

**Planner In Charge:** Mike Reynolds

**Staff Recomm. (Abbr.):** Approve alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 8 conditions.

- Staff Recomm. (Full):**
- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
  - 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
  - 3) Implementing the recommendations of the Mayer Property Subdivision Transportation Impact Study (AJAX Engineering, 8/28/2023), as revised and approved by Planning Commission staff and Knox County Engineering and Public Works (see Exhibit A).
  - 4) Approval of the Road 2 bulb design that provides access for lots 82-88 by the Knox County Department of Engineering and Public Works during the design plan phase.
  - 5) Providing a 200 ft sight distance easement on the inside of the Road 1 horizontal curve at STA 8+00.
  - 6) During the design plan phase, Knox County Engineering and Public Works can approve a reduction of the pavement width to 22 ft wide and the right-of-way width to 40 ft, as an alternative design standard.
  - 7) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  - 8) Meeting all applicable requirements of the Knox County Zoning Ordinance.

**Comments:** This proposal is for a residential subdivision with 135 residential dwellings on individual lots, comprising 130 attached and 5 detached houses, on approximately 38 acres. The proposed density is 3.55 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 4 du/ac in August 2023 (7-Q-23-RZ). The two existing houses along Millertown Pike will remain and three large lots for detached houses are located on the south side of the stream on the southern portion of the property.

**TRANSPORTATION IMPACT STUDY (TIS)**

The submitted TIS concludes that turn lanes on Millertown Pike are not warranted and that a single exit lane is sufficient (see Exhibit A). The study also recommends that Knox County should consider modifying the beginning location of the westbound passing zone on Millertown Pike so it starts a minimum of 100 ft away from the centerline of the proposed entrance road. The passing zone currently starts 50 ft from the proposed entrance road.

**VARIANCES AND ALTERNATIVES DESIGN STANDARDS**

Variations: The concept plan was revised on 10/3/2023 to not require a variance.

Alternative Design Standard #1: This request is to reduce the minimum 25 ft lot frontage for residential lots to 22 ft for interior lots of grouping of attached houses and to 20 ft for the lots on the Road 2 bulb. Section 3.03.B.1. of the Subdivision Regulations allows the Planning Commission to reduce the minimum street frontage to 20 ft for attached house lots if guest parking is provided throughout the development. Guest parking is provided on Road 1 and Road 2.

Alternative Design Standard #2: The request is to reduce the minimum horizontal curve from 250 ft to 150 ft on Road 1. The inside of this curve does not have houses, so the sight distance through this curve will remain open. A sight distance easement of 200 ft is required through the curve.

**Action:** Approved with Conditions **Meeting Date:** 10/5/2023

**Details of Action:**

**Summary of Action:** Approve alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 8 conditions.

**Date of Approval:** 10/5/2023 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**