

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 2-SC-25-C Related File Number: 2-E-25-DP
Application Filed: 12/30/2024 Date of Revision:
Applicant: HOMESTEAD LAND HOLDINGS LLC

PROPERTY INFORMATION

General Location: Southeast side of Millertown Pk, west of Robin Ben Ln
Other Parcel Info.:
Tax ID Number: 50 199 Jurisdiction: County
Size of Tract: 14.2 acres
Accessibility: Access would be via Millertown Pike, a minor arterial with a pavement width of 20 ft within a right-of-way which varies from 40 ft to 60 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Single family residential, agriculture/forestry/vacant land - A (Agricultural)
South: Rural residential - A (Agricultural)
East: Rural residential - A (Agricultural)
West: agriculture/forest/vacant land - PR (Planned Residential) up to 4 du/ac
Proposed Use: Attached residential subdivision Density: 3.94
Planning Sector: Northeast County Plan Designation: RC (Rural Conservation)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 7514 MILLERTOWN PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 4 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: 7514 Millertown Subdivision

No. of Lots Proposed: 56 No. of Lots Approved: 0

Variances Requested: VARIANCES
None.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL
1. Reduce street frontage from 25 ft to 24 ft.

ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)
1. Increase the intersection grade from 1% to 1.5% at Millertown Pike.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

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

Staff Recomm. (Full): Approve the Concept Plan, subject to 7 conditions.

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. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter an (Memorandum of Understanding) MOU with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.
6. Meeting all applicable requirements of the Knox County zoning ordinance.
7. Providing guest parking as shown on the concept plan. Adjustments to the guest parking location may be approved by Planning staff during the design plan phase.

Comments: This is a request for a 56-lot, attached residential subdivision that will be accessed off of Millertown Pike west of Robin Ben Lane.

Action: Approved with Conditions Meeting Date: 2/13/2025

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

Approve the Concept Plan, subject to 7 conditions, With the modification of condition #5 to read:
"If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by this development, the developer will either enter an (memorandum of understanding) MOU with the county for these improvements or reimburse the county for their direct expenses (if competed by county crews) to make corrections deemed necessary."

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

Approve the Concept Plan, subject to 7 conditions, With the modification of condition #5 to read:
"If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by this development, the developer

will either enter an (memorandum of understanding) MOU with the county for these improvements or reimburse the county for their direct expenses (if competed by county crews) to make corrections deemed necessary."

Date of Approval:

2/13/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville-Knox County Planning Commission

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: