CASE SUMMARY

APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

File Number: 3-SA-09-C Related File Number:

Application Filed: 1/26/2009 **Date of Revision:**

Applicant: MILLERTOWN DEVELOPMENT III, LLC



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northwest side of Millertown Pk., northeast side of Kinzel Wy.

Other Parcel Info.:

Tax ID Number: 59 032 Jurisdiction: City

Size of Tract: 10.5 acres

Accessibility: Access is via Millertown Pk., a four lane arterial street at this location. Additional access is provided by

Loves Creek Rd and Kinzel Way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: Property in the area is zoned SC-3 shopping center and C-3 and C-6 commercial. Development in the

area consists of Knoxville Center Mall, Wal Mart / Sams and other commercial uses.

Proposed Use: Commercial subdivision Density:

Sector Plan: North City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC-3 (Regional Shopping Center)

Former Zoning:
Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

5321 Millertown Pike Subdivision Name:

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

Variances Requested: None

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the concept plan subject to 11 conditions

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance Staff Recomm. (Full):

2. Meeting all applicable requirements of the Knoxville Dept. of Engineering

3. Installation of the left turn lane as called for in the Traffic impact study prior to obtaining building permits for proposed lots 1 or 9

4. As tenants/ buyers are identified, obtain approval of a development plan for each lot through the use on review process. Remove note #5 from the concept plan. Building setbacks are determined through the use on review process

5. All proposed access to Millertown Pk. being limited to right turn in and right turn out only

6. Prior to final plat approval provide verification of participation in the KUB sewer capacity reservation program

7. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County

Health Dept. 8. Provision of street names which are consistent with the Uniform Street Naming and Addressing

Ordinance within Knoxville 9. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of

Environment and Conservation

10. Prior to final plat approval, establish a property owners association for the purpose of maintaining

all storm drainage improvements and any other commonly held assets

11. A final plat based on this concept plan will not be accepted for review by MPC until certification of

design plan approval has been submitted to MPC staff

The applicants are proposing to divide this 10. 5 acre site into 9 lots. The site is zoned SC-3 (Regional Comments:

> Shopping Center) district. This is a speculative development with no tenants having been identified at this time. The development of each lot will require use on review approval before building permits can be requested. Access to the site will be from Loves Creek Rd., Kinzel Way and a proposed new

easement that will intersect with Millertown Pk.

MPC Action: MPC Meeting Date: 4/9/2009 Approved

Details of MPC action:

If "Other":

Summary of MPC action: APPROVE the concept plan subject to 11 conditions

Date of MPC Approval: 4/9/2009 Date of Denial: Postponements: 3/12/2009

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: **Knox County Chancery Court**

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

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

Amendments: Amendments:

Effective Date of Ordinance: Date of Legislative Appeal:

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If "Other":

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