

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 3-SA-19-C Related File Number:
Application Filed: 1/28/2019 Date of Revision:
Applicant: LANDMARK ENGINEERS & SURVEYORS, LLC

PROPERTY INFORMATION

General Location: Northeast side of W. Martin Mill Pk., North of Brown Rd.
Other Parcel Info.:
Tax ID Number: 123 J B 008 Jurisdiction: City
Size of Tract: 9.75 acres
Accessibility: Access is via W. Martin Mill Pike, a minor arterial street with a 20' pavement width within a right-of-way that varies in width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: This area is developed primarily with large lot detached residential uses in the R-1 zone. The Knoxville Municipal Golf Course is west of this site. Charter E. Doyle Park is approximately 1,200 feet to the southeast and Mooreland Heights Elementary School is just south of the park.
Proposed Use: Detached residential subdivision Density: 2.05 du/ac
Sector Plan: South City Sector Plan Designation:
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 4938 W Martin Mill Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
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: Mill Vista

No. of Lots Proposed: 20 No. of Lots Approved: 0

Variances Requested: Waiver approved by City of Knoxville Department of Engineering:
1) Increase the maximum vertical grade from 12 percent to 15 percent.

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 the Concept Plan for 20 detached residential units on individual lots, subject to 10 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering and shall be installed at the time the streets are installed.
4. If the U.S. Postal Service requires centralized mail delivery, the mail facility location(s) is subject to review and approval by the Knoxville Department of Engineering during design plan review.
5. Providing an access easement on the Final Plat to accommodate the existing driveway along the northwest property line that provides access to parcels 123JB009, 010, & 011. This access easement may be removed only if driveway is moved off the subject site.
6. The land area associated with the access easement cannot count toward the total acreage of the lots that it crosses which area shown as Lots 1 & 2, and the common area lot with the detention pond. The lots must maintain a minimum of 7,500 square feet excluding the land area associated with the access easement.
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Prior to final plat approval, establish a homeowners association for the purpose of assessing and collecting fees for the maintenance of the commonly held assets including the common area and the stormwater system.
9. Submitting to Planning staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
10. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the R-1 (Low Density Residential) District.

Comments: This proposal is to subdivide this 9.75 acre property into 20 detached residential lots, and common area, at a density of 2.05 du/ac. This property which is zoned R-1 (Low Density Residential) is located at the north east side of W. Martin Mill Pike. The R-1 zoning district has a minimum lot size requirement of 7,500 square feet and a minimum lot width requirement of 75', and the lots range in size from 7,514 to 120,091 square feet. The most common lot sizes are 8,000 to 10,000 square feet. The majority of the property is within the Hillside Protection area with the steepest slopes to the rear. The lots to the rear of the development will be much larger than those on the lower slopes near W. Martin Mill Pike. The proposed subdivision will be served by one new public street with a cul-de-sac that will extend about half the depth of the property and a sidewalk on one side of the street.

Action: Approved

Meeting Date: 4/11/2019

Details of Action:

Summary of Action: APPROVE the Concept Plan for 20 detached residential units on individual lots, subject to 10 conditions.

Date of Approval: 4/11/2019

Date of Denial:

Postponements: 3/14/2019

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:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: