

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 5-SC-25-C      Related File Number: 5-H-25-DP  
Application Filed: 3/24/2025      Date of Revision:  
Applicant: 1222 DEVELOPMENT

## PROPERTY INFORMATION

General Location: Northwest side of Millertown Pike, northeast of Ellistown Rd  
Other Parcel Info.:  
Tax ID Number: 51 016      Jurisdiction: County  
Size of Tract: 22.68 acres  
Accessibility: Access is via Millertown Pike, a minor arterial street with a pavement width that varies from 18 ft to 20 ft within a right-of-way width that varies from 53 ft to 62 ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use: North: Agriculture/forestry/vacant land - PR (Planned Residential) up to 1 du/ac  
South: Commercial, single family residential, agriculture/forestry/vacant land - CR (Rural Commercial), A (Agricultural)  
East: Agriculture/forestry/vacant land - A (Agricultural)  
West: Commercial, rural residential, single family residential - A (Agricultural), CA (General Business)  
Proposed Use: Detached residential subdivision      Density: 1.9 du/ac  
Planning Sector: Northeast County      Plan Designation: RC (Rural Conservation), RCC (Rural Crossroads Commerce)  
Growth Policy Plan: Rural Area  
Neighborhood Context:

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

Street: 8007 MILLERTOWN PIKE  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential), with conditions, up to 2 du/ac, A (Agricultural)  
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: 8005 Millertown Pike

No. of Lots Proposed: 44      No. of Lots Approved: 44

Variances Requested: VARIANCES

1. Reduce the intersection spacing between the site entrance and Ellistown Road from 400 ft to 330 ft.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL:  
None.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED):

1. Increase the centerline grade from 1% to 2% at Road A and Millertown Pike.  
2. Increase the centerline grade from 1% to 2% at Road A and Road B.

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 variance to reduce the intersection spacing between the site entrance and Ellistown Road from 400 ft to 330 ft.

A. Due to the existing stormwater pipe and ditch on the property at Millertown Pike, the intersection of Road A at Millertown Pike needs to be located at the proposed spacing of 330' east of Ellistown Road.

B. These conditions are a result of the existing topography and infrastructure, are not applicable to other property, and were not created by any person having an interest in the property.

C. The granting of the variance will not be detrimental to public safety, health, or welfare because the placement of the proposed road has adequate sight distance, and Ellistown Road is at a stop condition. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

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. 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. 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 the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

5. Providing a sidewalk along Millertown Pike frontage per the requirements of the Knox County Sidewalk Ordinance (Chapter 54, Article IV of the Knox County Code). The details regarding the sidewalk location will be determined during permitting.

6. Land disturbance within the HP area shall not exceed 2.93 acres, as recommended by the slope analysis (attached). The limit of disturbance is to be verified and delineated on the site with high-visibility fencing before grading permits are issued for the site. Undergrowth in the undisturbed HP areas may be cleared for passive recreational uses, such as walking trails. Selective tree removal is permissible for the removal of invasive species or to alleviate safety hazards, such as trees that are falling, dead, or dying.

7. Meeting all applicable requirements of the Knox County zoning ordinance.

8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

Comments: This proposal is for 43 new single-family lots in the PR (Planned Residential) zone with a density up to 2 acres. The density on this 21.54 acres is 1.99 du/ac. Lot 44 is zoned A (Agricultural). It is approximately 1.14 acres and is labeled for future development.

The rear of the property is within the HP (Hillside Protection) area. The preliminary grading plan shows 2.6 acres within the HP area will be disturbed. This is within the recommended disturbance budget of 2.93 acres.

Sidewalks are proposed internally along the south side of Road A. The Knox County sidewalk ordinance will also require sidewalks along Millertown Pike, which connects to the convenience store and general store at Ellistown Road.

**Action:** Approved with Conditions

**Meeting Date:** 5/8/2025

**Details of Action:**

**Summary of Action:**

Approve the variance to reduce the intersection spacing between the site entrance and Ellistown Road from 400 ft to 330 ft.

A. Due to the existing stormwater pipe and ditch on the property at Millertown Pike, the intersection of Road A at Millertown Pike needs to be located at the proposed spacing of 330' east of Ellistown Road.

B. These conditions are a result of the existing topography and infrastructure, are not applicable to other property, and were not created by any person having an interest in the property.

C. The granting of the variance will not be detrimental to public safety, health, or welfare because the placement of the proposed road has adequate sight distance, and Ellistown Road is at a stop condition. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the Concept Plan subject to 8 conditions.

**Date of Approval:** 5/8/2025

**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:**