



Requested Plan Category:

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

**Subdivision Name:** Millertown Pike Development

**Surveyor:** Cannon & Cannon

**No. of Lots Proposed:** 192      **No. of Lots Approved:** 192

**Variances Requested:**

1. Intersection spacing variance along Millertown Pike between Road A and Vincinda Cr., from 300' to 179.9'.
2. Maximum grade variance on Road A between station 23+96.15 and 27+05.67 from 12% to 15%.
3. Intersection grade variance on Road A at station 27+77.76, from 1% to 3%.
4. Intersection grade variance on Road D at station 0+13, from 1% to 3%.
5. Intersection grade variance on Road F at station 0+13, from 1% to 3%.
6. Vertical curve variance on Road A at station 27+05.67 with a K value of 12 instead of 15.
7. Vertical curve variance on Road F at station 0+67 with a K value of 12 instead of 15.
8. Variance to allow a hammer head turn around at the end of Road D, a proposed public street.

**S/D Name Change:**

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

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

### ***MPC ACTION AND DISPOSITION***

**Planner In Charge:** Tom Brechko

**Staff Recomm. (Abbr.):** APPROVE variances 1-8 because the site's topography restricts compliance with the Subdivision Regulations and the variances will not create a traffic hazard

APPROVE the concept plan subject to 9 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 Knox County (County Ord. 91-1-102).
3. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Department of Engineering and Public Works.
4. Obtaining approvals for and installing an eastbound left turn deceleration and storage lane on Millertown Pike at the proposed entrance with the minimum length of the storage lane portion being 75'.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, common area, recreational amenities and drainage system.
8. Meeting all requirements of the approved use on review development plan.
9. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

**Comments:** The applicant is proposing to subdivide this 90.56 acre site into 102 detached single-family lots and 84 attached single-family lots at a density of 2.12 du/ac. The Planning Commission recommended approval of PR zoning for this site at a density of 1 - 3 du/ac at the April 8, 2004 meeting. The request is to be considered by Knox County Commission on May 24, 2004.

The proposed subdivision will be served by a boulevard design access road extending from Millertown Pike approximately 1400' to a round-about intersection that will distribute traffic to the detached single-family and townhouse sections of the subdivision. The area to the west side of the round-about intersection (southwest corner of the site) will be the location of the townhouse lots that will be served by two Joint Permanent Easements (JPE). The JPE's will have a right-of-way width of 40' with a pavement width of 26'. The northern portion of the site falls under the hillside protection standards of the Minimum Subdivision Regulations. The average minimum lot area for the lots in this area is over 25,000 square feet with lot widths of 100' or greater. Approximately 19 acres of the property which fronts on Harris Rd. has been identified as a future development site (This is not a part of the 90.56 acres).

The recreational amenities that will be provided for the development include a centrally located clubhouse and a trail system with a connection out to Millertown Pike.

A traffic impact study was prepared for the proposed subdivision. The recommended road improvement resulting from this study is an eastbound left turn deceleration and storage lane on Millertown Pike at the proposed entrance with the minimum length of the storage lane being 75'.

**MPC Action:** Approved **MPC Meeting Date:** 5/13/2004

- Details of MPC action:**
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 Knox County (County Ord. 91-1-102).
  3. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Department of Engineering and Public Works.
  4. Obtaining approvals for and installing an eastbound left turn deceleration and storage lane on Millertown Pike at the proposed entrance with the minimum length of the storage lane portion being 75'.
  5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
  7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, common area, recreational amenities and drainage system.
  8. Meeting all requirements of the approved use on review development plan.
  9. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

**Summary of MPC action:** APPROVE variances 1-8 because the site's topography restricts compliance with the Subdivision Regulations and the variances will not create a traffic hazard

APPROVE the concept plan subject to 9 conditions

**Date of MPC Approval:** 5/13/2004 **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:**