CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	5-SI-04-C	Related File Number:	5-L-04-UR
Application Filed:	4/12/2004	Date of Revision:	
Applicant:	B & J ENTERPRISES		
Owner:	B & J ENTERPRISES		

PROPERTY INFORMATION

General Location:	North side of Millertown Pike, west side of Harris Rd.		
Other Parcel Info.:			
Tax ID Number:	60 46.01 & 050 133	Jurisdiction:	County
Size of Tract:	90.56 acres		
Accessibility:	Access is via Millertown Pike, a minor arterial street with a 21'	pavement width	within a 40' right-of-way.

GENERAL LAND USE INFORMATION			
Existing Land Use:	Vacant land		
Surrounding Land Use:	North: Vacant land and residences / A (Agricultural) South: Residences / RA (Low Density Residential) & A (Agricultural) East: Residences and vacant land / A (Agricultural) West: Residences and vacant land / A (Agricultural)		
Proposed Use:	Detached and attached single-family subdivision		Density: 2.12 du/ac
Sector Plan:	Northeast County	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Outside 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:

PR (Planned Residential) Pending

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

KNOXVILLE·KNOX COUNTY

METROPOLITAN P L A N N I N G

COMMISSION

Suite 403 • City County Building 4 0 0 M a i n S t r e e t 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

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Millertown Pike Development	
Surveyor:	Cannon & Cannon	
No. of Lots Proposed:	192No. of Lots Approved:192	
Variances Requested:	 Intersection spacing variance along Millertown Pike between Road A and Vincinda Cr., from 300' to 179.9'. Maximum grade variance on Road A between station 23+96.15 and 27+05.67 from 12% to 15%. Intersection grade variance on Road A at station 27+77.76, from 1% to 3%. Intersection grade variance on Road D at station 0+13, from 1% to 3%. Intersection grade variance on Road F at station 27+05.67 with a K value of 12 instead of 15. 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):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Department of Engineering and Public Works. 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'. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation. 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. Meeting all requirements of the approved use on review development plan. 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).

Date of Withdrawal:		Withdrawn prior to public	cation?: Action Appealed?:
Date of MPC Approval:	5/13/2004	Date of Denial:	Postponements:
	APPROVE the c	concept plan subject to 9 conditio	ns
Summary of MPC action:		nces 1-8 because the site's topo the variances will not create a tra	graphy restricts compliance with the Subdivision affic hazard
MPC Action: Details of MPC action:	 the proposed entrance with the minimum length of the storage lane being 75'. Approved MPC Meeting Date: 5/13/2004 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. 		
	A traffic impact s resulting from th	is study is an eastbound left turn	sed subdivision. The recommended road improvement deceleration and storage lane on Millertown Pike at
			or the development include a centrally located

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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:

Legislative Body: