CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 6-SC-11-C Related File Number:

Application Filed: 4/25/2011 **Date of Revision:**

Applicant: MILLERTOWN CENTER



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

PROPERTY INFORMATION

General Location: Northwest side of Millertown Pk., southwest side of Loves Creek Rd.

Other Parcel Info.:

Tax ID Number: 59 032 Jurisdiction: City

Size of Tract: 10.5 acres

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)

Subdivision Name: Millertown Center

No. of Lots Proposed: 9 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 16 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance

- Meeting all applicable requirements of the Knoxville Dept. of Engineering
 Obtaining a "letter of floodplain revision" from FEMA prior to commencing grading on this site
- 4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation and the U.S. Army Corp of Engineers

5. Provision of the stream buffer as required by the Knoxville Engineering Dept.

- 6. Improving the Vertical curve at the entrance to the development on Road B at Millertown Pk. per the requirements of the Knoxville Engineering Dept.
- 7. Installation of the left turn lane as called for in the traffic impact study prior to obtaining building permits for proposed lots 8 or 9
- 8. As tenants/ buyers are identified, obtain approval of a development plan for each lot through the use on review process. Building setbacks are determined through the use on review process.

 9. All proposed direct access to Millertown Pk. being limited to right turn in and right turn out only
- 10. Prior to final plat approval provide verification of participation in the KUB sewer capacity reservation program
- 11. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
- 12. Provision of street names which are consistent with the Uniform Street Naming and Addressing Ordinance within Knoxville
- 13. Provision of written documentation from Knoville Center Mall (Simmon Co.) agreeing to the proposed access to Kinzel Wy.
- 14. Provision of the required right-of-way surrounding the turn-around at the end of Road B
- 15. 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
- 16. 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

Comments:

The applicants are proposing to divide this 10. 5 acre site into 9 lots. The site is zoned SC-3 (Regional Shopping Center) district. This is a speculative development with only one tenant identified at this time (6-G-11-UR). 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.

A traffic study was done for a similar development that was proposed for this site in 2009. The conclusions and recommendations of that study are still valid, and this applicant will be required to comply with recommendations of that study. In the coming years, the City of Knoxville will be making improvements to Millertown Pk. in this area.

Action: Approved Meeting Date: 6/9/2011

Details of Action:

Summary of Action: APPROVE the concept plan subject to 16 conditions

Date of Approval: 6/9/2011 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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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:

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