

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 3-SA-09-C **AGENDA ITEM #:** 11  
 POSTPONEMENT(S): 3/12/2009 **AGENDA DATE:** 4/9/2009

▶ **SUBDIVISION:** 5321 MILLERTOWN PIKE  
 ▶ **APPLICANT/DEVELOPER:** MILLERTOWN DEVELOPMENT III, LLC  
 OWNER(S): Dave Hayner

TAX IDENTIFICATION: 59 032  
 JURISDICTION: City Council District 4  
 ▶ **LOCATION:** Northwest side of Millertown Pk., northeast side of Kinzel Wy.  
 SECTOR PLAN: North City  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 WATERSHED: Love Creek

▶ **APPROXIMATE ACREAGE:** 10.5 acres

▶ **ZONING:** SC-3 (Regional Shopping Center)  
 ▶ **EXISTING LAND USE:** Vacant land  
 ▶ **PROPOSED USE:** Commercial subdivision  
 SURROUNDING LAND USE AND ZONING: 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.

▶ **NUMBER OF LOTS:** 9  
 SURVEYOR/ENGINEER: Ideal Engineering Solutions  
 ACCESSIBILITY: Access is via Millertown Pk., a four lane arterial street at this location. Additional access is provided by Loves Creek Rd and Kinzel Way.  
 ▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

- ▶ **APPROVE the concept plan subject to 11 conditions**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
  2. Meeting all applicable requirements of the Knoxville Dept. of Engineering
  3. Installation of the left turn lane as called for in the Traffic impact study prior to obtaining building permits for proposed lots 1 or 9
  4. As tenants/ buyers are identified, obtain approval of a development plan for each lot through the use on review process. Remove note #5 from the concept plan. Building setbacks are determined through the use on review process
  5. All proposed access to Millertown Pk. being limited to right turn in and right turn out only
  6. Prior to final plat approval provide verification of participation in the KUB sewer capacity reservation program
  7. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dep
  8. Provision of street names which are consistent with the Uniform Street Naming and Addressing Ordinance within Knoxville
  9. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation

10. 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

11. 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

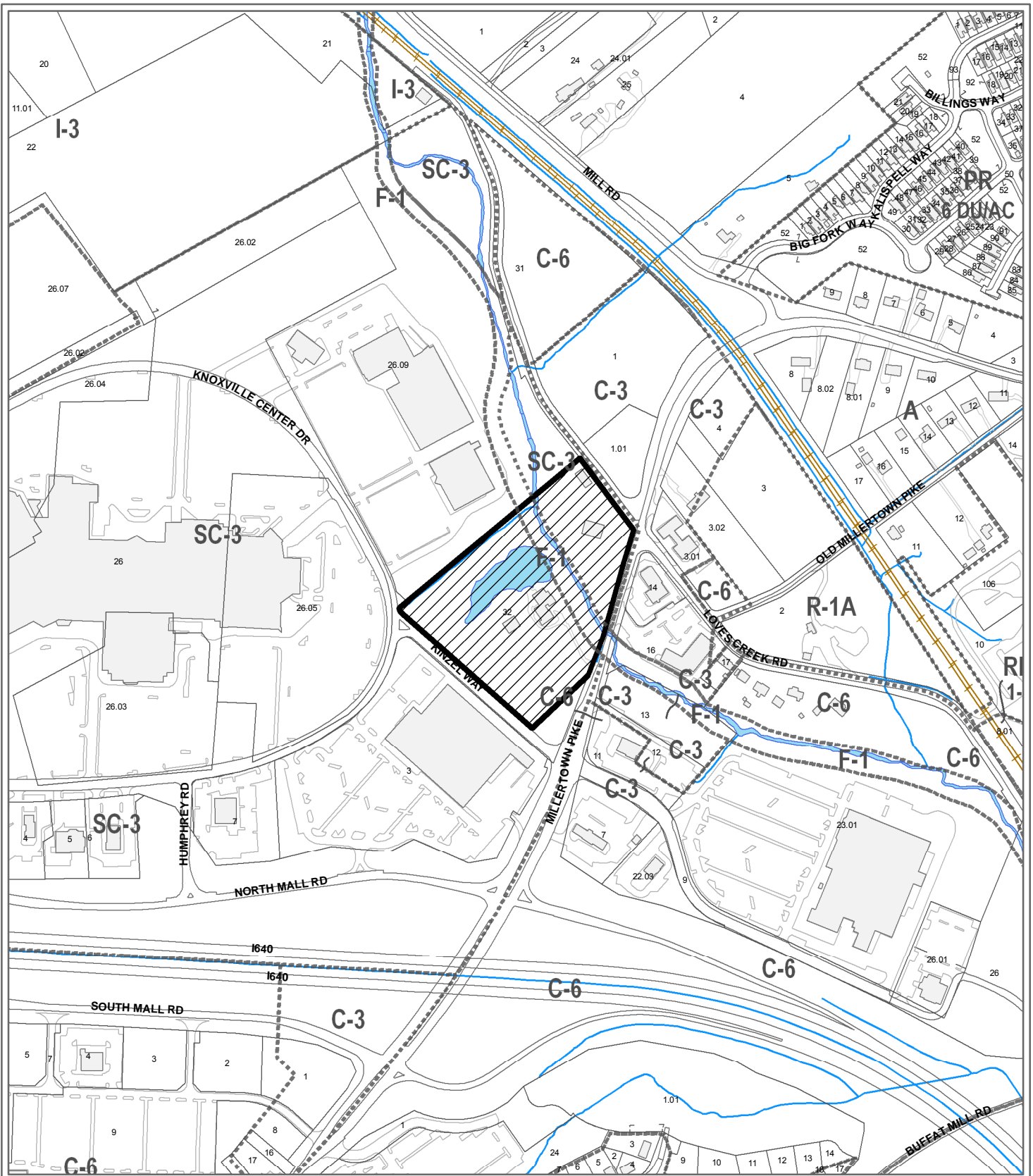
**COMMENTS:**

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 no tenants having been identified at this time. 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.

ESTIMATED TRAFFIC IMPACT: Not calculated.

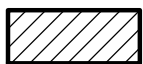
ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**3-SA-09-C  
CONCEPT PLAN**

Subdivision: 5321 Millertown Pike



Approval of Concept Plan

Map No: 59  
Jurisdiction: City

Original Print Date: 2/27/2009  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

