



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

▶ **FILE #:** 6-SC-11-C

AGENDA ITEM #: 12

AGENDA DATE: 6/9/2011

▶ **SUBDIVISION:** MILLERTOWN CENTER

▶ **APPLICANT/DEVELOPER:** MILLERTOWN CENTER

OWNER(S): Mark Matlock

TAX IDENTIFICATION: 59 032

JURISDICTION: City Council District 4

▶ **LOCATION:** Northwest side of Millertown Pk., southwest side of Loves Creek Rd.

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, Wa Mart / Sams and other commercial uses.

▶ **NUMBER OF LOTS:** 9

SURVEYOR/ENGINEER: David Campbell

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 16 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering
3. 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 Knoxville 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:

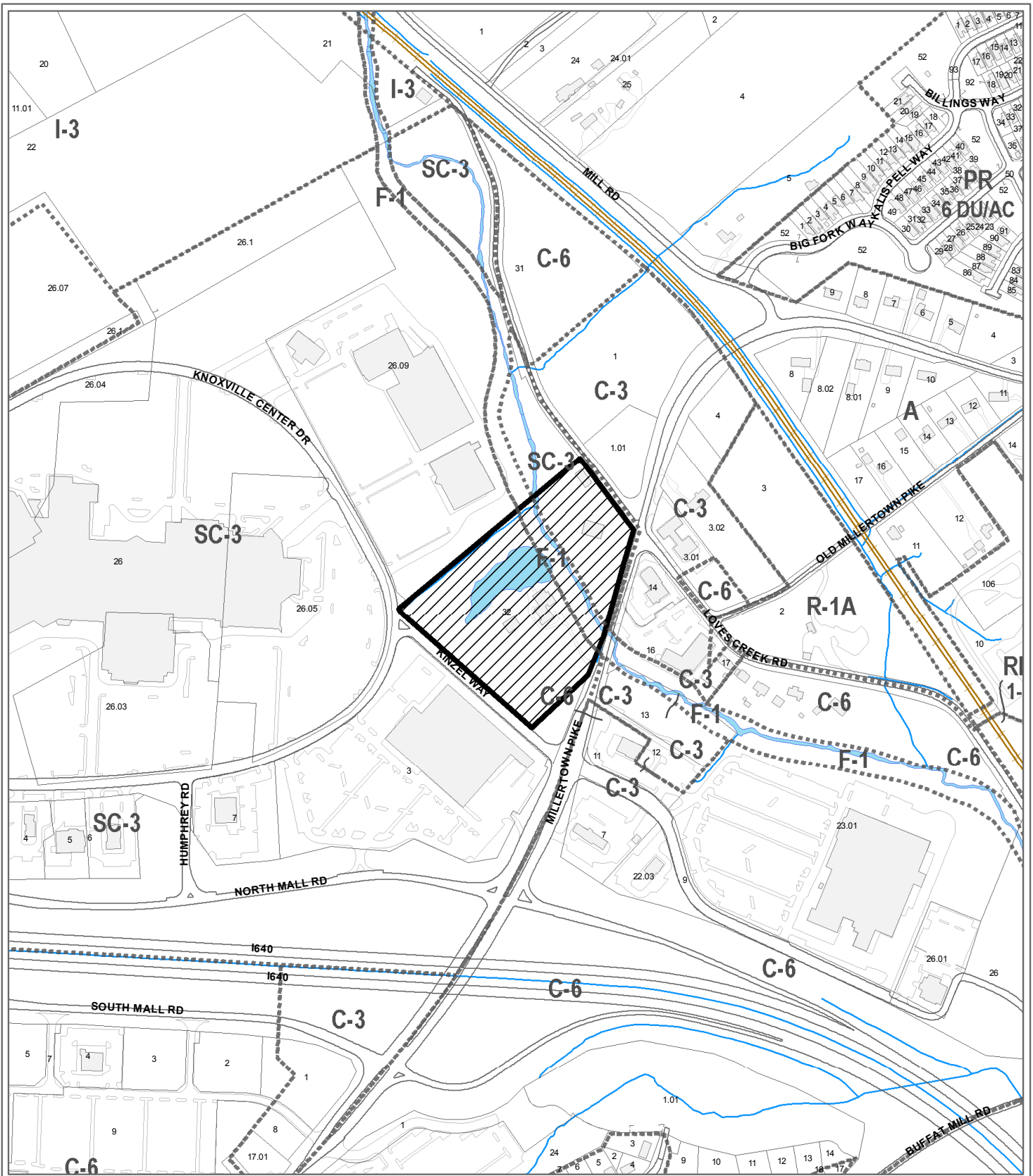
The applicants are proposing to divide this 10.5 acre site into 9 lots. The site is zoned SC-3 (Regional Shopping Center) district. This is a speculative development with only one tenant identified at this time (6-G-11-UR). The development of each lot will require use on review approval before building 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.

ESTIMATED TRAFFIC IMPACT: Not calculated.

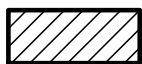
ESTIMATED STUDENT YIELD: Not applicable.

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.



**6-SC-11-C
CONCEPT PLAN**

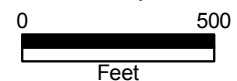
Subdivision: Millertown Center



Approval of Concept Plan

Map No: 59

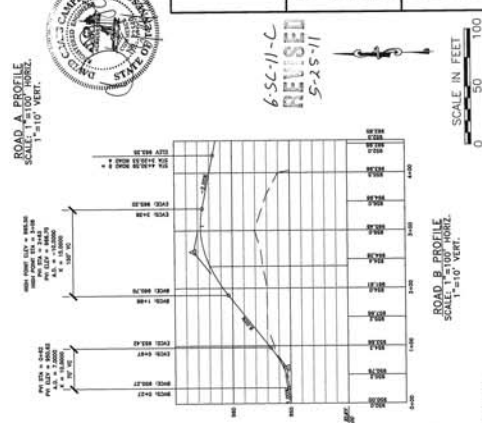
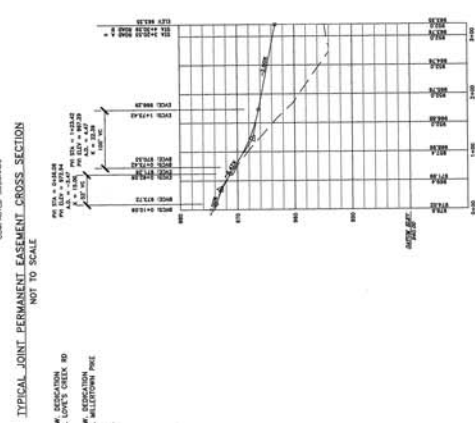
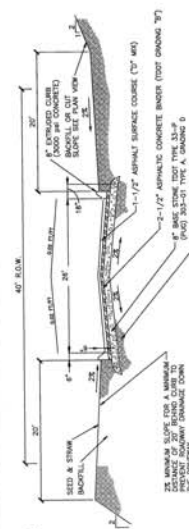
Jurisdiction: City



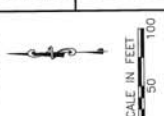
Original Print Date: 5/19/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



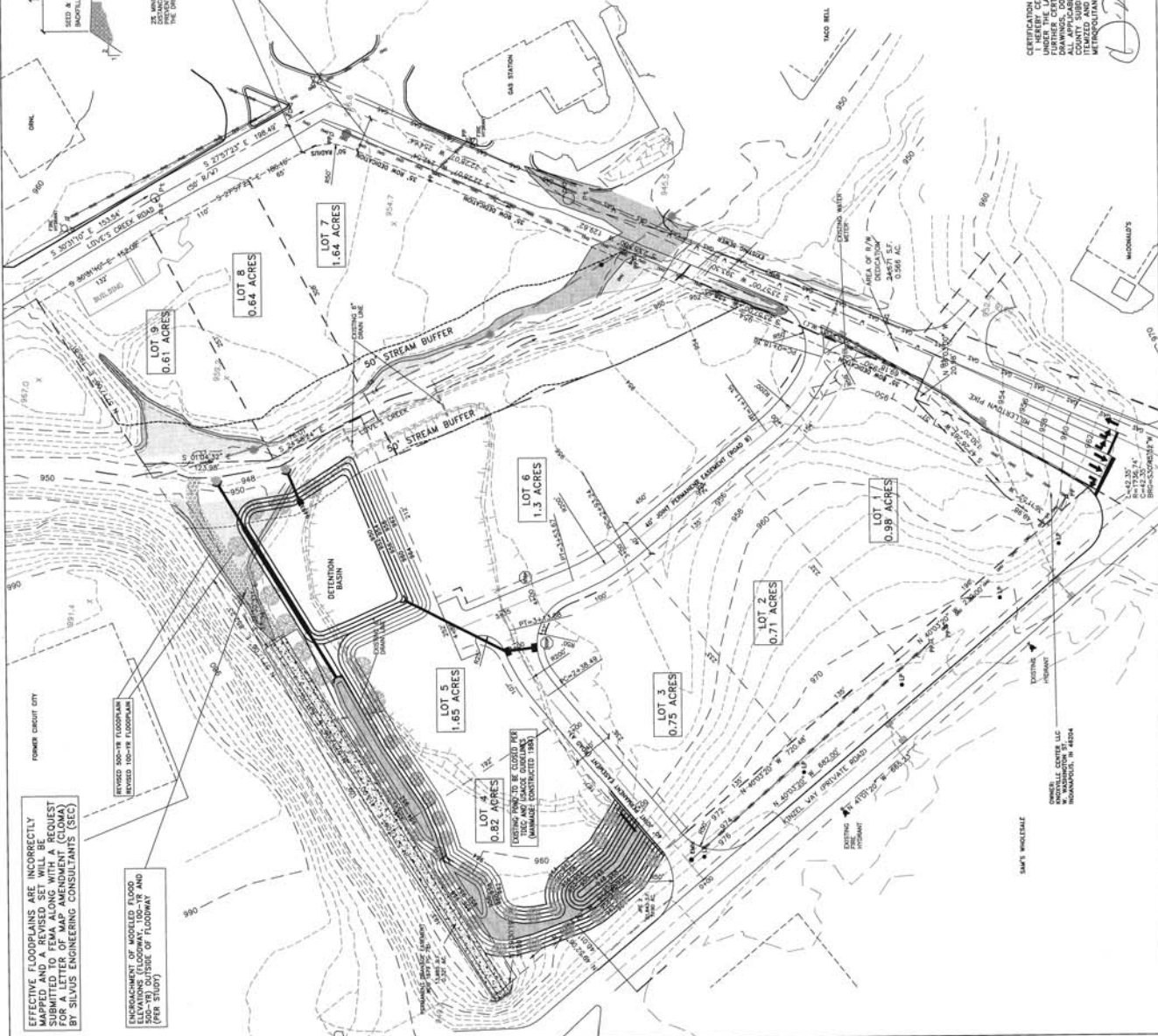
- GENERAL NOTES:**
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES BASED ON THE BEST AVAILABLE INFORMATION CALL TENNESSEE POWER AND LIGHT TO VERIFY LOCATIONS OF ALL UTILITIES.
 - CONTRACTOR TO VERIFY EXISTING ELEVATIONS AND SLOPES FOR ALL UTILITIES.
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- PROPOSED BRIDGE:**
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6-22-11-C
5-2-11



DESIGNER'S RESPONSIBILITY FOR ALL DESIGN ASPECTS OF THIS PROJECT IS LIMITED TO THE DESIGN SERVICES PROVIDED HEREON. THE DESIGNER DOES NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.



EFFECTIVE FLOODPLAINS ARE INCORRECTLY MAPPED AND A REVISED SET WILL BE SUBMITTED TO FEMA ALONG WITH A REQUEST FOR A REVISION TO THE FLOODPLAIN MAP BY SILVUS ENGINEERING CONSULTANTS (SEC).

ENCLOSURE OF MOODEL FLOOD ELEVATIONS (100-YR AND 50-YR) FOR STUDY.

CONTRACTOR TO VERIFY EXISTING ELEVATIONS AND SLOPES FOR ALL UTILITIES.

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