



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 3-SA-19-C **AGENDA ITEM #:** 8
 POSTPONEMENT(S): 3/14/2019 **AGENDA DATE:** 4/11/2019
 ▶ **SUBDIVISION:** MILL VISTA
 ▶ **APPLICANT/DEVELOPER:** LANDMARK ENGINEERS & SURVEYORS, LLC
 OWNER(S): Eric Hansen

TAX IDENTIFICATION: 123 J B 008 [View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 4938 W Martin Mill Pike

▶ **LOCATION:** Northeast side of W. Martin Mill Pk., North of Brown Rd.

SECTOR PLAN: South City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

WATERSHED: Goose Creek

▶ **APPROXIMATE ACREAGE:** 9.75 acres

▶ **ZONING:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This area is developed primarily with large lot detached residential uses in the R-1 zone. The Knoxville Municipal Golf Course is west of this site. Charter E. Doyle Park is approximately 1,200 feet to the southeast and Mooreland Heights Elementary School is just south of the park.

▶ **NUMBER OF LOTS:** 20

SURVEYOR/ENGINEER: Mark Drive, PE, PLS / Landmark Engineers & Surveyors, LLC

ACCESSIBILITY: Access is via W. Martin Mill Pike, a minor arterial street with a 20' pavement width within a right-of-way that varies in width.

▶ **SUBDIVISION VARIANCES REQUIRED:** Waiver approved by City of Knoxville Department of Engineering:
 1) Increase the maximum vertical grade from 12 percent to 15 percent.

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan for 20 detached residential units on individual lots, subject to 10 conditions.**

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 the City of Knoxville (City Ord. 0-280-90).
3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering and shall be installed at the time the streets are installed.
4. If the U.S. Postal Service requires centralized mail delivery, the mail facility location(s) is subject to review and approval by the Knoxville Department of Engineering during design plan review.

5. Providing an access easement on the Final Plat to accommodate the existing driveway along the northwest property line that provides access to parcels 123JB009, 010, & 011. This access easement may be removed only if driveway is moved off the subject site.
6. The land area associated with the access easement cannot count toward the total acreage of the lots that it crosses which area shown as Lots 1 & 2, and the common area lot with the detention pond. The lots must maintain a minimum of 7,500 square feet excluding the land area associated with the access easement.
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Prior to final plat approval, establish a homeowners association for the purpose of assessing and collecting fees for the maintenance of the commonly held assets including the common area and the stormwater system.
9. Submitting to Planning staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
10. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the R-1 (Low Density Residential) District.

COMMENTS:

This proposal is to subdivide this 9.75 acre property into 20 detached residential lots, and common area, at a density of 2.05 du/ac. This property which is zoned R-1 (Low Density Residential) is located at the north east side of W. Martin Mill Pike. The R-1 zoning district has a minimum lot size requirement of 7,500 square feet and a minimum lot width requirement of 75', and the lots range in size from 7,514 to 120,091 square feet. The most common lot sizes are 8,000 to 10,000 square feet. The majority of the property is within the Hillside Protection area with the steepest slopes to the rear. The lots to the rear of the development will be much larger than those on the lower slopes near W. Martin Mill Pike. The proposed subdivision will be served by one new public street with a cul-de-sac that will extend about half the depth of the property and a sidewalk on one side of the street.

ESTIMATED TRAFFIC IMPACT: 237 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 7 (public school children, grades K-12)

Schools affected by this proposal: Mooreland Heights Elementary, South Doyle Middle, and South Doyle High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission'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.

2/26/2019

3-SA-19-C-PP-3-14-19



Sherry Michienzi <sherry.michienzi@knoxplanning.org>



Fwd: 3-SA-19-C Mill Vista Conceptual Plan

2 messages

Mike Reynolds <mike.reynolds@knoxplanning.org>

Tue, Feb 26, 2019 at 10:51 AM

To: Sherry Michienzi <sherry.michienzi@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>

----- Forwarded message -----

From: **Mark H. Driver, PE,PLS** <mdriver@landmarkesllc.com>

Date: Mon, Feb 25, 2019 at 3:14 PM

Subject: Re: 3-SA-19-C Mill Vista Conceptual Plan

To: Mike Reynolds <mike.reynolds@knoxplanning.org>

Cc: Curtis Williams <cmwilliams@knoxvilletn.gov>

Hello Mike,

This email serves to request the 30 day postponement until April 2019 meeting. File reference is in the subject line.

Thanks

Mark H. Driver, PE, PLS

Sherry Michienzi <sherry.michienzi@knoxplanning.org>

Tue, Feb 26, 2019 at 10:51 AM

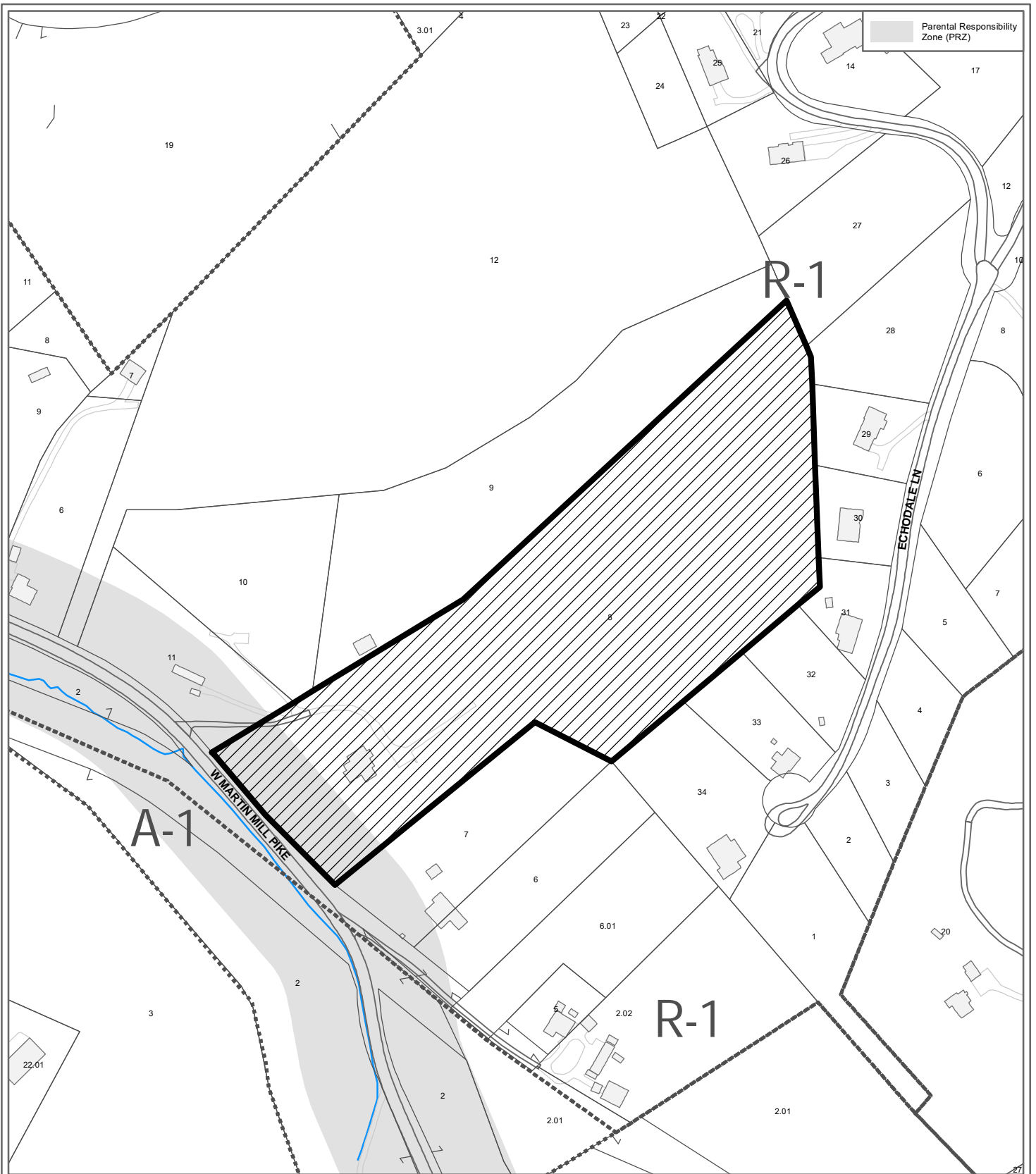
To: mike.reynolds@knoxplanning.org

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Sherry Michienzi
Planning Technician
865-215-2505



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902



**3-SA-19-C
CONCEPT PLAN**

Subdivision: Mill Vista

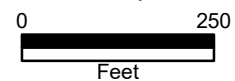


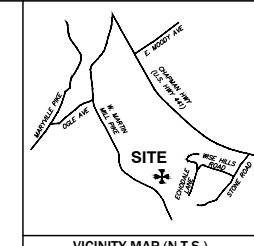
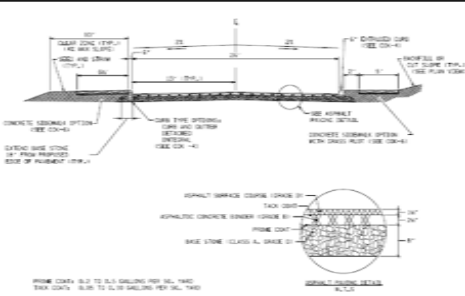
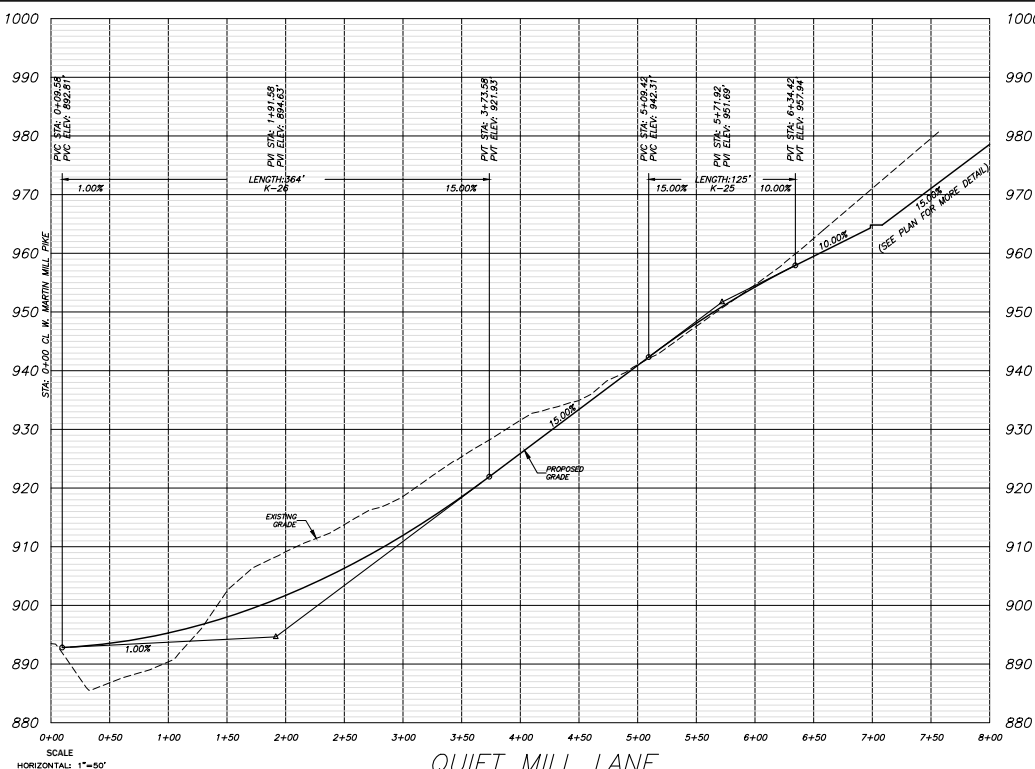
Approval of Concept Plan

Original Print Date: 2/19/2019
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

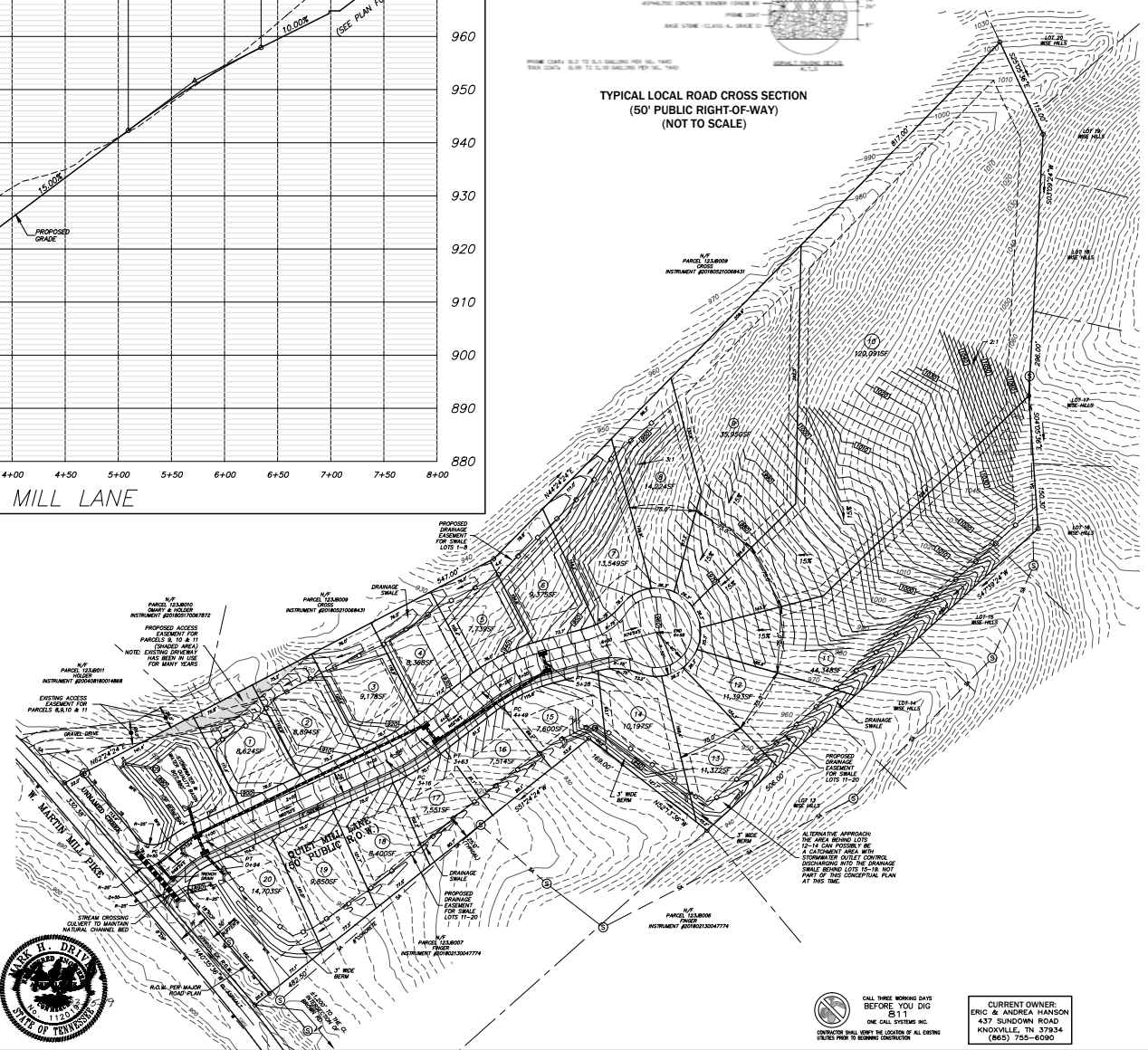
Revised:

Map No: 123
 Jurisdiction: City





- NOTES:
- PROPERTY SHOWN AS PARCEL ID 123.8008.
 - TOTAL ACRES IS 9.75 ACRES (BY DEED) SUBDIVIDED INTO 20 LOTS.
 - THE CURRENT ZONING AS OF THE DATE OF THIS PLAN IS R-1 (LOW DENSITY RESIDENTIAL) AND THE MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT: 25 FEET
SIDE: 8 FEET; SUM OF BOTH SIDES EQUAL TO 20 FEET.
REAR: 25 FEET
 - EXISTING CONTOURS SHOWN ARE AT 2 FOOT INTERVALS, AND WERE DERIVED UTILIZING LEAN DATA FROM THE TN SPATIAL DATA SERVER WEBSITE.
 - PROPOSED CONTOURS ARE AT 2 FOOT INTERVALS.
 - NO BOUNDARY SURVEY PERFORMED FOR THIS CONCEPTUAL PLAN; BOUNDARY PROPERTY LINES AND DISTANCES TAKEN FROM THE CURRENT RECORDED DEED IN INSTRUMENT #201802100841 AND TRANSLATED TO 2 FOUND MONUMENTS. BEARING BASIS IS PER NGS/NOAA ORIS SOLUTION.
 - TOP OF BANK AND W MARTIN MILL PIKE SHOWN PER FIELD LOCATION.
 - EXISTING UTILITIES SHOWN PER KUB MAPPING AND LOCATIONS ARE CONSIDERED APPROXIMATE.
 - ALL LOTS TO ACCESS THE INTERNAL ROAD SYSTEM ONLY.
 - CURB AND R.O.W. RADI AT W MARTIN MILL PIKE AND QUIET MILL LANE TO BE 25 FEET (AS LABELED).
 - LENGTH OF NEW ROADWAY IS 658 FEET.
 - IT IS REQUESTED TO ALLOW A DEVIATION FROM THE STANDARD 12% MAXIMUM VERTICAL GRADE TO 12% BASED ON TOPOGRAPHICAL CONSTRAINTS RELATED TO THIS PROPERTY. THE PROPERTY'S MOTION, ON THE SOUTHERN PORTION IS CONSTRAINING THE DEVELOPMENT OF BUILDABLE LOTS OF A 12% GRADE IS HELD.
 - NO MAN DWELLINGS ALLOWED FOR THE AREA BETWEEN THE CUL-DE-SAC RIGHT-OF-WAY AND THE FRONT BUILDING SETBACK LINE FOR LOTS 9 - 14.
 - DESIGN SPEED USED FOR HORIZONTAL & VERTICAL CURVATURE EQUALS 20MPH.
 - POSTED SPEED FOR W MARTIN MILL PIKE, FRONTING THE SUBJECT PROPERTY, IS 35 MPH.
 - THERE EXISTS A 15' WIDE (7.5' EACH SIDE) EASEMENT ALONG THE EXISTING SANITARY SEWER SHOWN; SANITARY SEWER SHOWN IS APPROXIMATE.



LEGEND

○ DEED CORNER	⊕ PROPOSED OUTLET STRUCTURE
N/T NOW OR FORMERLY	⊙ EX. SANITARY SEWER MANHOLE
890 PROPOSED CONTOUR LABEL	⊕ PROPOSED ENDWALL/HEADWALL
890 EXISTING CONTOUR LABEL	⊕ PROPOSED CURB INLET
—BFR— PROPOSED STREAM BUFFER LINE	
—TB— EX. TOP BANK LINE	
—W— EX. WATER LINE	
—SA— EX. SANITARY SEWER LINE	
—ADJ— ADJACENT PROPERTY LINE	
—PR— PROPERTY RIGHT-OF-WAY LINE	

LANDMARK ENGINEERS & SURVEYORS, LLC
CIVIL ENGINEERING
LAND SURVEYING

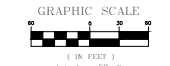
12400 Cypress Grove Lane - Knoxville, TN 37922
Phone: (865) 770-9074 E-mail: mdrw@landmarkes.com
www.landmarkes.com

REGISTRATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN DENIED AND DESCRIBED IN A REPORT FILED WITH THE LICENSING BOARD COMMISSION.

REGISTERED ENGINEER: **MDR**
TENNESSEE LICENSE NO. 1162017
DATE: 03-15-19



3-SA-19-C
Revised: 3/14/2019

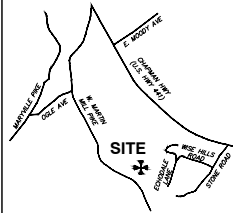


CONCEPTUAL PLAN OF:
MILL VISTA
BEING LOCATED AT:
**4938 W. MARTIN MILL PIKE
KNOXVILLE, TN 37920**

District -	County KNOX
Parcel(s) 127.8008	City KNOXVILLE
	Ward 27TH
Drawn By mhd	Block 21220
Project # 19-0002	Date 03/15/2019

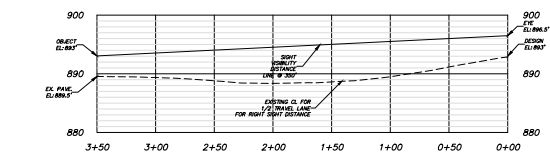
CALL THREE WORKING DAYS BEFORE YOU DIG
811
ONE CALL SYSTEMS, INC.
CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION

CURRENT OWNER:
ERIC & ANDREA HANSON
437 SUNDOWN ROAD
KNOXVILLE, TN 37934
(865) 755-6090



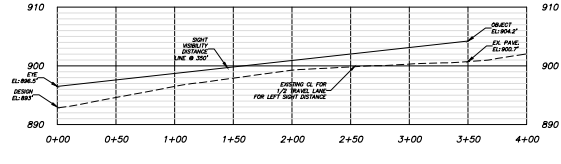
VICINITY MAP (N.T.S.)

- NOTES:
- POSTED SPEED FOR W. MARTIN MILL PIKE, FRONTING THE SUBJECT PROPERTY, IS 35 MPH.
 - INTERSECTION SIGHT DISTANCE CRITERIA:
 A-10 TIMES POSTED SPEED: 10 x 35 MPH = 350'
 B-DISTANCE FROM EDGE OF TRAVEL WAY OF MAJOR ROAD ON MINOR ROAD EQUALS 15' TO VEHICLES VIEWPOINT, DRIVER'S EYE HEIGHT IS 5.50' ABOVE MAJOR ROAD PAVEMENT AND AN OBJECT HEIGHT OF 3.50' ABOVE MAJOR ROAD PAVEMENT.



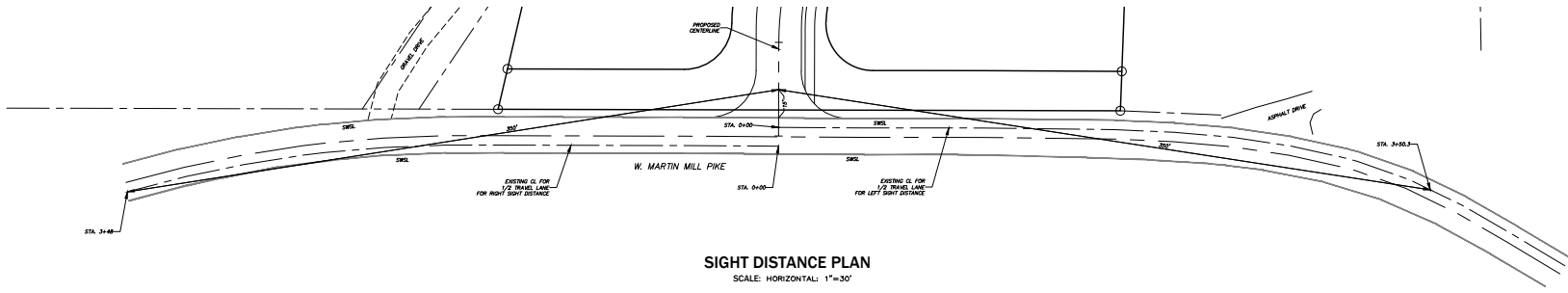
SIGHT DISTANCE PROFILE (RIGHT VIEWPOINT)

SCALE
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=10'



SIGHT DISTANCE PROFILE (LEFT VIEWPOINT)

SCALE
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=10'



SIGHT DISTANCE PLAN
 SCALE: HORIZONTAL: 1"=30'

3-SA-19-C
 Revised: 3/14/2019

LANDMARK ENGINEERS & SURVEYORS, LLC
 CIVIL ENGINEERING
 LAND SURVEYING
 12400 Cypress Grove Lane - Knoxville, TN 37922
 Phone: (865) 770-9074 E-mail: mdr@landmarksllc.com
 www.landmarksllc.com

CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DIMENSIONS, DOCUMENTS AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE PROBABLE RELEVANT COUNTY SUBORDINATE REGULATIONS EXCEPT AS HAS BEEN OTHERWISE DISCLOSED IN A REPORT FILED WITH THE NATIONAL BOARD OF SURVEYING COMMISSION.

REGISTERED ENGINEER
 ERIC & ANDREA HANSON
 TENNESSEE LICENSE NO. 112217
 DATE: 03-15-19



CALL THREE WORKING DAYS BEFORE YOU DIG
 811
 ONE CALL SYSTEM INC.
 CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION

CURRENT OWNER:
 ERIC & ANDREA HANSON
 437 SUNDOWN ROAD
 KNOXVILLE, TN 37934
 (865) 755-6090

SIGHT DISTANCE PLAN & PROFILES OF:
MILL VISTA
 BEING LOCATED AT:
4938 W. MARTIN MILL PIKE
KNOXVILLE, TN 37920

District -	County KNOX
Parcel(s) 127.B008	City KNOXVILLE
	Ward 27TH
Drawn By mhd	Block 21220
Project # 19-0002	Date 03/15/2019

SUBDIVISION - CONCEPT

Name of Applicant: LANDMARK ENGINEERS & SURVEYORS, LLC
Date Filed: 1/28/12 Meeting Date: MARCH 2019
Application Accepted by: Sherry Michieniz
Fee Amount: \$1130⁰⁰ File Number: Subdivision - Concept 35A19-C
Fee Amount: _____ Related File Number: Development Plan _____



PROPERTY INFORMATION

Subdivision Name: MILL VISTA
S&S W Martin Mill Rk.
Unit/Phase Number: _____
General Location: 4938 W. MARTIN MILL
PIKE KNOXVILLE
Tract Size: 9.75Ac (BY Deed) No. of Lots: 21
Zoning District: R-1
Existing Land Use: VACANT
Planning Sector: South City
Growth Policy Plan Designation: _____

Census Tract: 34
Traffic Zone: 122
Parcel ID Number(s): 123JB008

Jurisdiction: City Council WARD 27 District BIK 27220
 County Commission _____ District _____

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KUB
Water KUB
Electricity KUB
Gas KUB?
Telephone AT&T

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:
 Development Plans in Planned District or Zone
 Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: ERIC HANSON
Company: _____
Address: 437 SUNDOWN ROAD
City: KNOXVILLE State: TN Zip: 37934
Telephone: 865-755-6090
Fax: _____
E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
Name: MARK H. DRIVER, PE, PLS
Company: LANDMARK ENGINEERS & SURVEYORS, LLC
Address: 12400 CYPRESS GROVE LANE
City: KNOXVILLE State: TN Zip: 37922
Telephone: (865) 716-9074
Fax: _____
E-mail: mdriver@landmarkesllc.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT
Name: SEND TO ENGINEER PLEASE
Company: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____
Fax: _____
E-mail: _____

VARIANCES REQUESTED

1. _____
Justify variance by indicating hardship: _____

2. _____
Justify variance by indicating hardship: _____

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: MARK H. DRIVER

Address: 12400 CYPRESS GROVE LN.

City: KNOXVILLE State: TN Zip: 37922

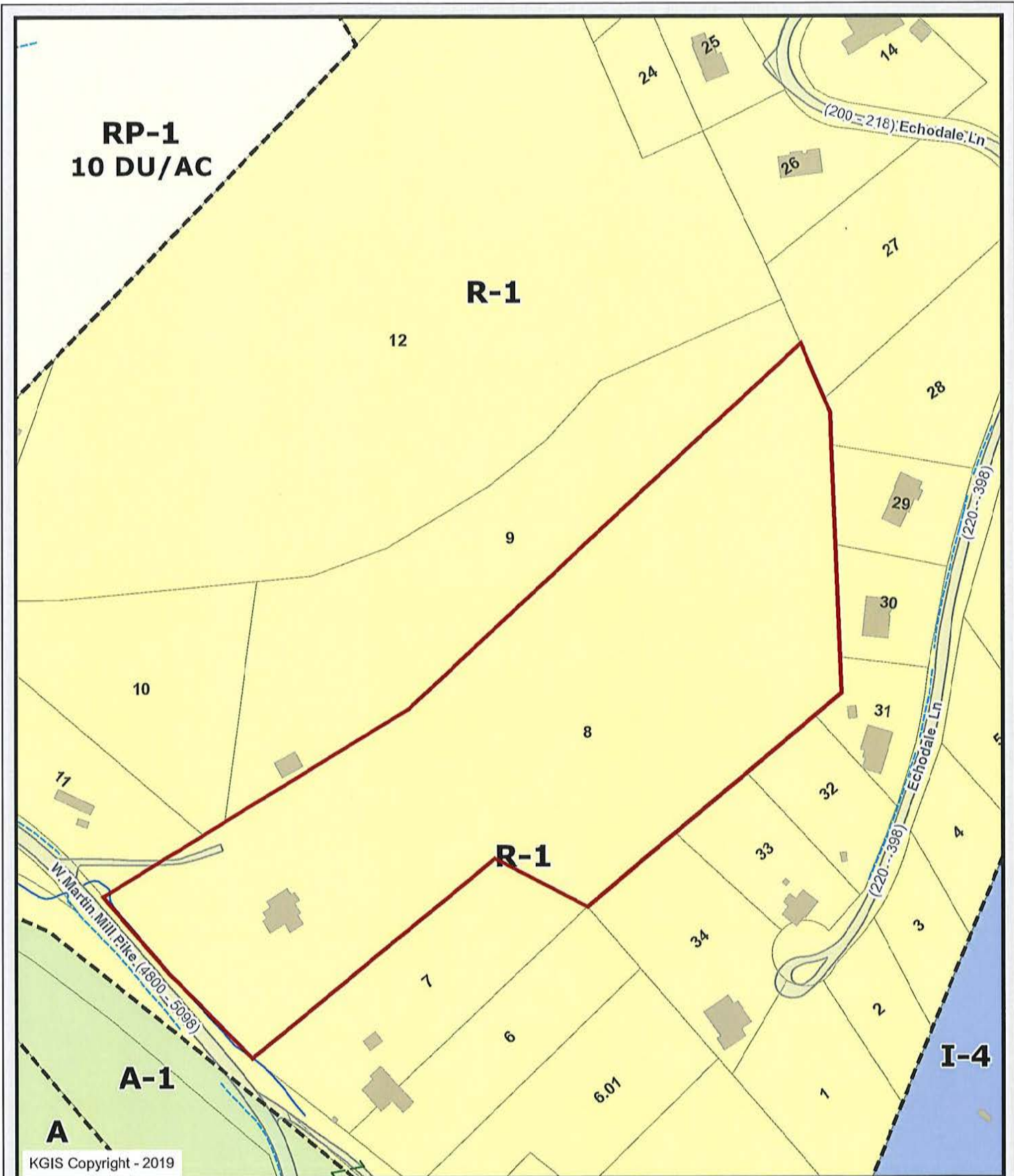
Telephone: 865-776-9074

Fax: —

Signature: M.H.L.

Date: 1/29/19

E-mail: mdriver@landmikesllc.com

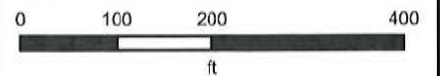


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Letter Portrait



Printed: 1/28/2019 at 11:21:50 AM



Knoxville - Knox County - KUB Geographic Information System

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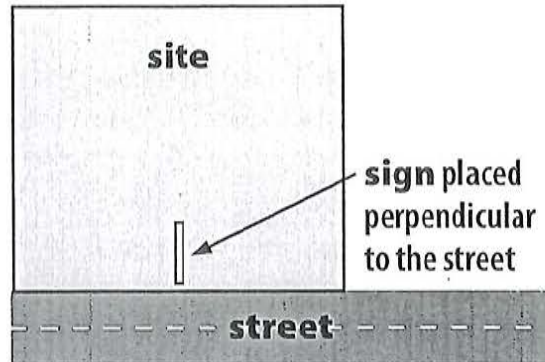
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Feb 27th and March 15th
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Mell

Printed Name: Landmark Engineers & Surveyors LLC

Phone: 776-9074 Email: _____

Date: 1-28-19

MPC File Number: 3-5A 19-C