

# SUBDIVISION REPORT - CONCEPT

► **FILE #:** 3-SA-19-C

**AGENDA ITEM #:** 9

**AGENDA DATE:** 3/14/2019

► **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:** 21

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:**

## STAFF RECOMMENDATION:

► **POSTPONE the Concept Plan to the April 11, 2019 Planning Commission meeting as requested by the applicant.**

The applicant is requesting postponement to allow additional time to address comments from staff.

## COMMENTS:

This proposal is to subdivide this 9.75 acre property into 21 detached residential lots. There will be one new road with a cul-de-sac that will extend about half the depth of the property and a sidewalk on one side of the street. 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.

ESTIMATED TRAFFIC IMPACT: 247 (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, ages 5-18 years)

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

- School-age population (ages 5–18) is estimated using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. 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>

RECEIVED

FEB 22 2019

Knoxville-Knox County  
Planning

**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](mailto: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](mailto:mike.reynolds@knoxplanning.org)>

Cc: Curtis Williams <[cmwilliams@knoxvilletn.gov](mailto: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

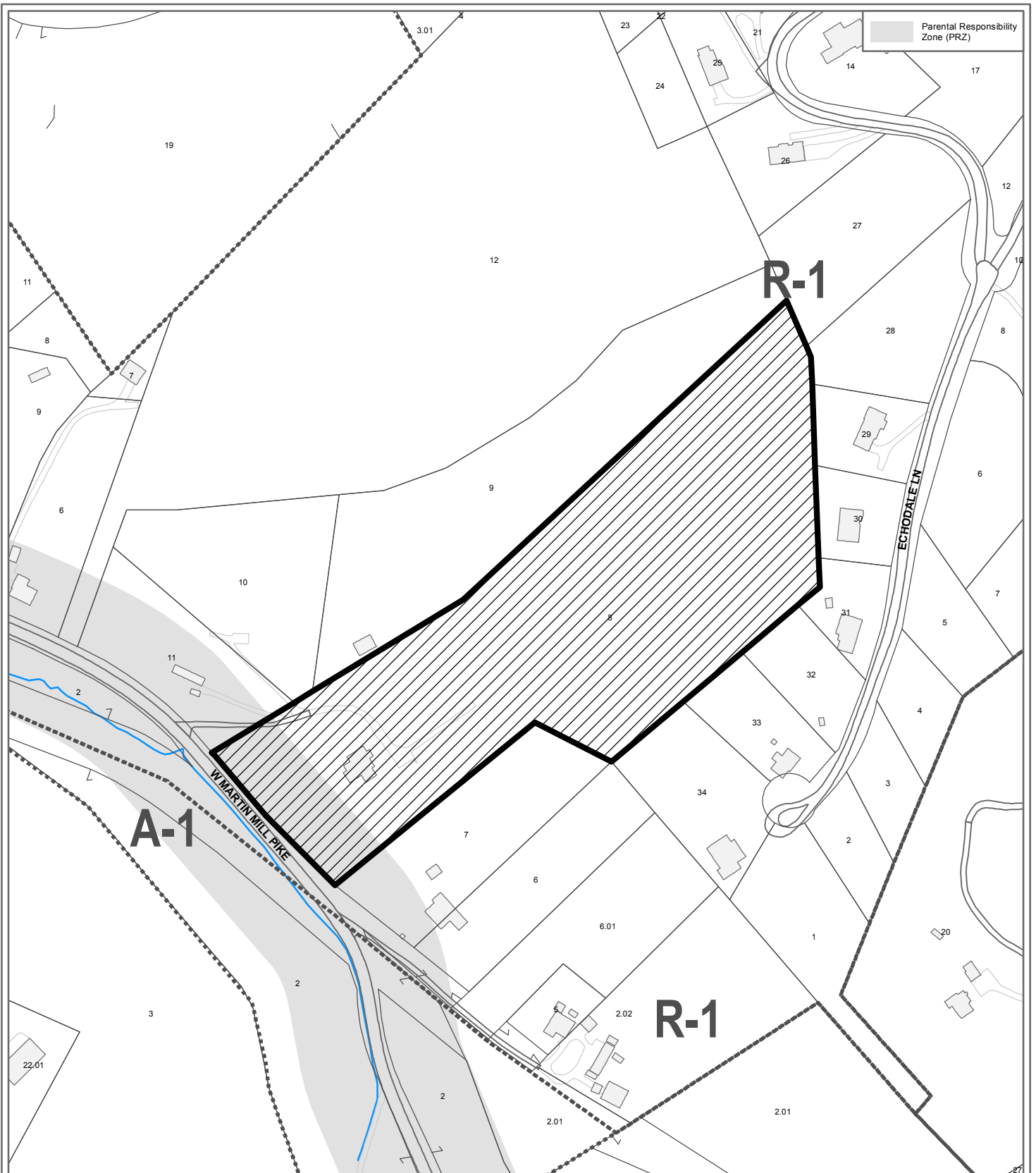
To: mike.reynolds@knoxplanning.org

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Sherry Michienzi  
Planning Technician  
865-215-2505

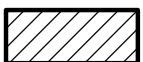


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400 Main Street, Suite 403 | Knoxville, TN 37902



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

Subdivision: Mill Vista



Approval of Concept Plan

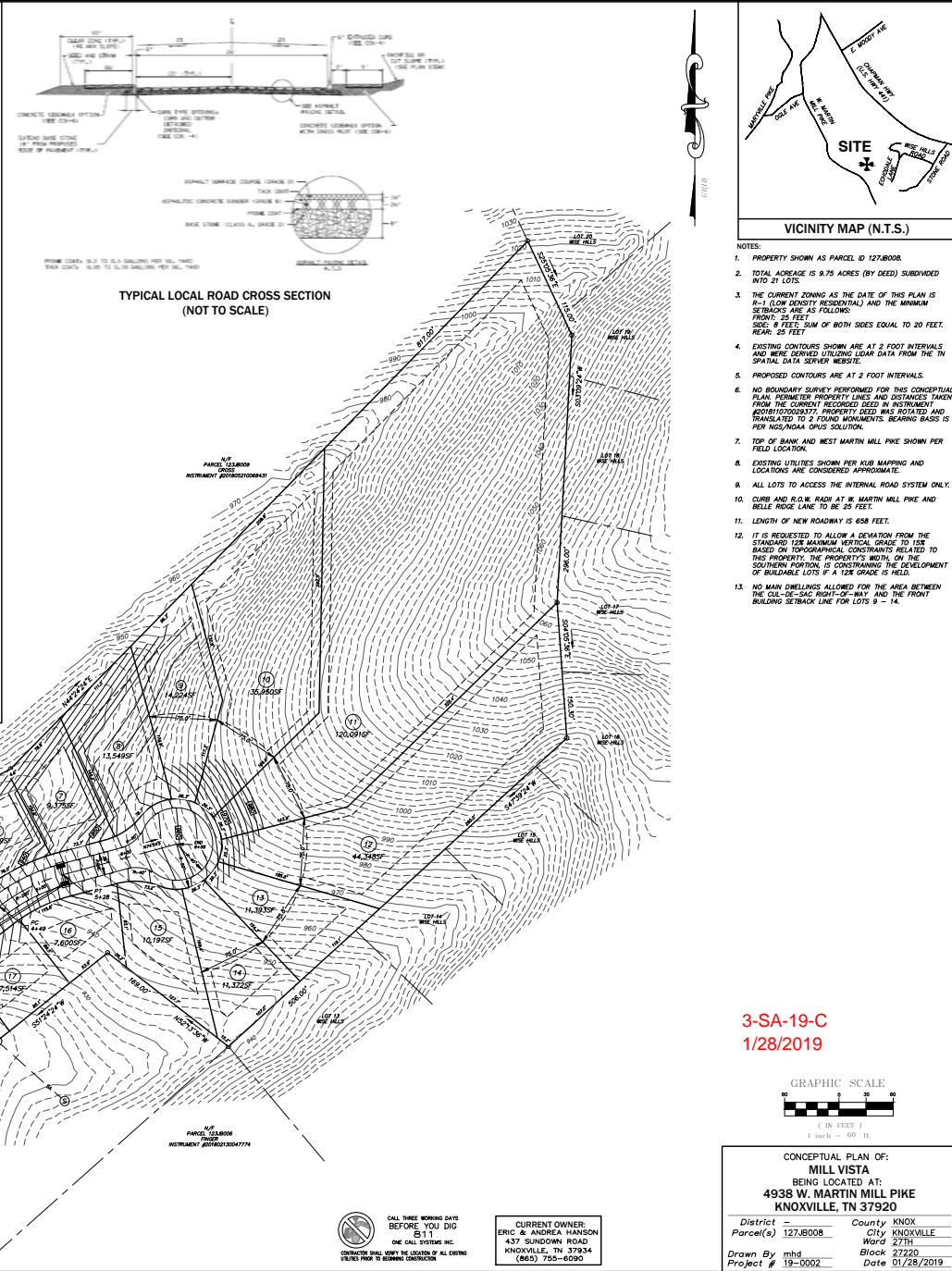
Original Print Date: 2/19/2019  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 123

Jurisdiction: City

0 250  
Feet







# M P C

METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
www.knoxmpc.org

## SUBDIVISION - CONCEPT

Name of Applicant: LANDMARK ENGINEERS & SURVEYORS, LLC  
 Date Filed: 1/28/12 Meeting Date: MARCH 2012  
 Application Accepted by: Sherry Michienzi  
 Fee Amount: \$1130.00 File Number: Subdivision - Concept 35A19-C  
 Fee Amount: \_\_\_\_\_ Related File Number: Development Plan \_\_\_\_\_

RECEIVED

JAN 28 2012

### PROPERTY INFORMATION

Subdivision Name: MILL VISTA  
Sels W Martin Mill Rk.  
 Unit/Phase Number: \_\_\_\_\_  
 General Location: 4938 W. MARTIN MILL  
PIKE KNOXVILLE  
 Tract Size: 2.75A (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 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, P.E., 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.

Signature: MLL

Date: 1/29/19

PLEASE PRINT

Name: MARK H. DRIVER

Address: 12400 CYPRESS GROVE LN.

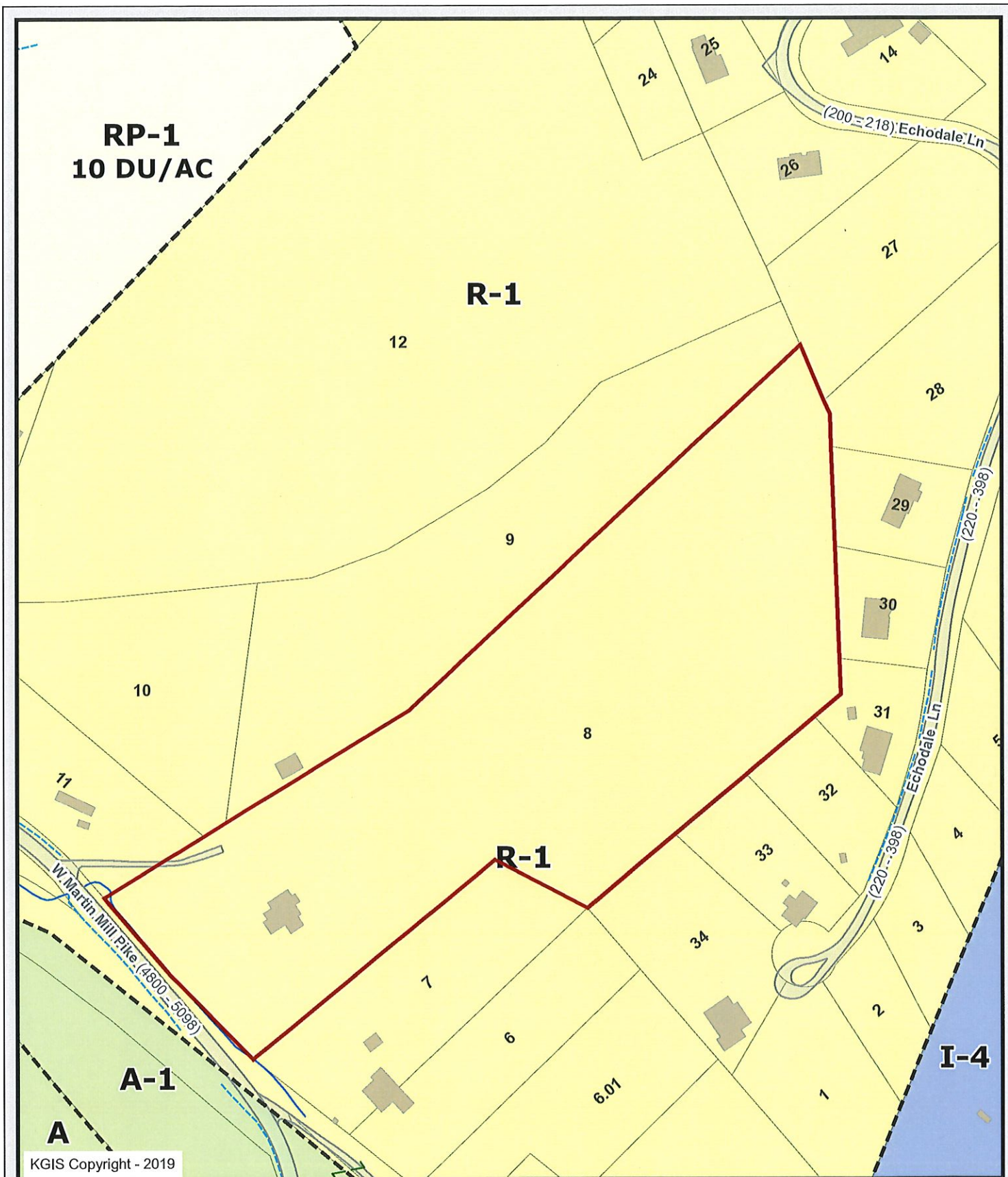
City: KNOXVILLE State: TN Zip: 37922

Telephone: 865-776-9074

Fax: —

E-mail: mdriver@landmikesllc.com



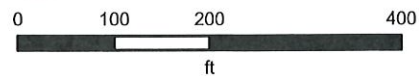


## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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



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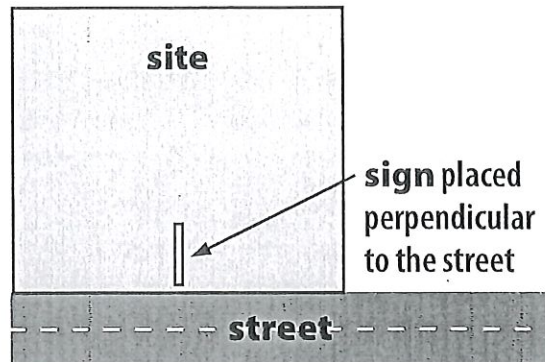
## REQUIRED SIGN POSTING AGREEMENT

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: M. L. L.

Printed Name: Landmark Engineers & Surveyors LLC

Phone: 776-9074 Email: \_\_\_\_\_

Date: 1-28-19

MPC File Number: 3-5A 19-C