



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 10-SC-23-C
10-C-23-DP

AGENDA ITEM #: 38
AGENDA DATE: 10/5/2023

▶ **SUBDIVISION:** MAYER PROPERTY SUBDIVISION
▶ **APPLICANT/DEVELOPER:** HOMESTEAD LAND HOLDINGS, LLC
OWNER(S): Michael and Sarah Mayer

TAX IDENTIFICATION: 50 202 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7336 MILLERTOWN PIKE

▶ **LOCATION:** Southeast side of Millertown Pike, northeast of Presnell Rd

SECTOR PLAN: Northeast County

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

WATERSHED: Legg Creek

▶ **APPROXIMATE ACREAGE:** 38 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Attached and detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Single family, Rural residential - A (Agricultural)
South: Agriculture/forestry/vacant land - PC (Planned Commercial)
East: Agriculture/forestry/vacant land, Rural residential - A (Agricultural)
West: Agriculture/forestry/vacant land, Single family residential, Rural residential - A (Agricultural)

▶ **NUMBER OF LOTS:** 135

SURVEYOR/ENGINEER: Russell N. Rackley Rackley Engineering

ACCESSIBILITY: Access is via Millertown Pike, a minor arterial with a 20-ft pavement width within a 54-ft to 75-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** VARIANCES
1. NONE (revised 10/3/2023)

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum residential lot street frontage from 25 ft to 22 ft for all interior attached house lots and 25 ft to 20 ft for lots along a cul-de-sac or bulb, as shown on the concept plan.
2. Reduce the minimum horizontal curve radius on Road 1 from 250 ft to 150 ft at STA 8+00

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

STAFF RECOMMENDATION:

- ▶ **Approve alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.**

Approve the Concept Plan subject to 8 conditions.

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Implementing the recommendations of the Mayer Property Subdivision Transportation Impact Study (AJAX Engineering, 8/28/2023), as revised and approved by Planning Commission staff and Knox County Engineering and Public Works (see Exhibit A).
- 4) Approval of the Road 2 bulb design that provides access for lots 82-88 by the Knox County Department of Engineering and Public Works during the design plan phase.
- 5) Providing a 200 ft sight distance easement on the inside of the Road 1 horizontal curve at STA 8+00.
- 6) During the design plan phase, Knox County Engineering and Public Works can approve a reduction of the pavement width to 22 ft wide and the right-of-way width to 40 ft, as an alternative design standard.
- 7) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 8) Meeting all applicable requirements of the Knox County Zoning Ordinance.

- ▶ **Approve the development plan for a residential subdivision with up to 130 attached residential houses and 5 detached residential houses on individual lots, as shown on the plan, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) The maximum height of the attached dwellings shall be 35 feet.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

COMMENTS:

This proposal is for a residential subdivision with 135 residential dwellings on individual lots, comprising 130 attached and 5 detached houses, on approximately 38 acres. The proposed density is 3.55 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 4 du/ac in August 2023 (7-Q-23-RZ). The two existing houses along Millertown Pike will remain and three large lots for detached houses are located on the south side of the stream on the southern portion of the property.

TRANSPORTATION IMPACT STUDY (TIS)

The submitted TIS concludes that turn lanes on Millertown Pike are not warranted and that a single exit lane is sufficient (see Exhibit A). The study also recommends that Knox County should consider modifying the beginning location of the westbound passing zone on Millertown Pike so it starts a minimum of 100 ft away from the centerline of the proposed entrance road. The passing zone currently starts 50 ft from the proposed entrance road.

VARIANCES AND ALTERNATIVES DESIGN STANDARDS

Variations: The concept plan was revised on 10/3/2023 to not require a variance.

Alternative Design Standard #1: This request is to reduce the minimum 25 ft lot frontage for residential lots to 22 ft for interior lots of grouping of attached houses and to 20 ft for the lots on the Road 2 bulb. Section 3.03.B.1. of the Subdivision Regulations allows the Planning Commission to reduce the minimum street frontage to 20 ft for attached house lots if guest parking is provided throughout the development. Guest parking is provided on Road 1 and Road 2.

Alternative Design Standard #2: The request is to reduce the minimum horizontal curve from 250 ft to 150 ft on Road 1. The inside of this curve does not have houses, so the sight distance through this curve will remain open. A sight distance easement of 200 ft is required through the curve.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 4 du/ac:

a) The PR zone allows houses and attached houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

B) This PR zone district is approved for a maximum of 4 du/ac. The proposed density for the subdivision is 3.55 du/ac.

C) The maximum height for any use other than houses and duplexes is determined by the Planning Commission. Staff recommends a maximum height of 35 ft for the attached dwellings, consistent with the maximum height allowed on surrounding properties. The architectural elevations provided are consistent with this recommendation.

2) GENERAL PLAN – DEVELOPMENT POLICIES

a) Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities – The proposed attached houses are 2 stories with front-facing garages. The two existing detached houses along Millertown Pike are proposed to remain, continuing the larger lot, detached house character along the Millertown Pike frontage.

B) Policy 9.8, Encourage a mixture of housing sizes and prices within planned residential developments – The existing residential development in the area consists predominantly of detached houses on larger lots with a rural character. This development will help diversify the housing stock in the general area.

3) NORTHEAST COUNTY SECTOR PLAN

a) The property is classified as LDR (Low Density Residential), which allows consideration of up to 5 du/ac and 12 du/ac. The proposed density is 3.55 du/ac.

B) There is approximately 1 acre of Hillside Protection (HP) area on the southeastern portion of the property. The development plan does not propose grading into this area.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

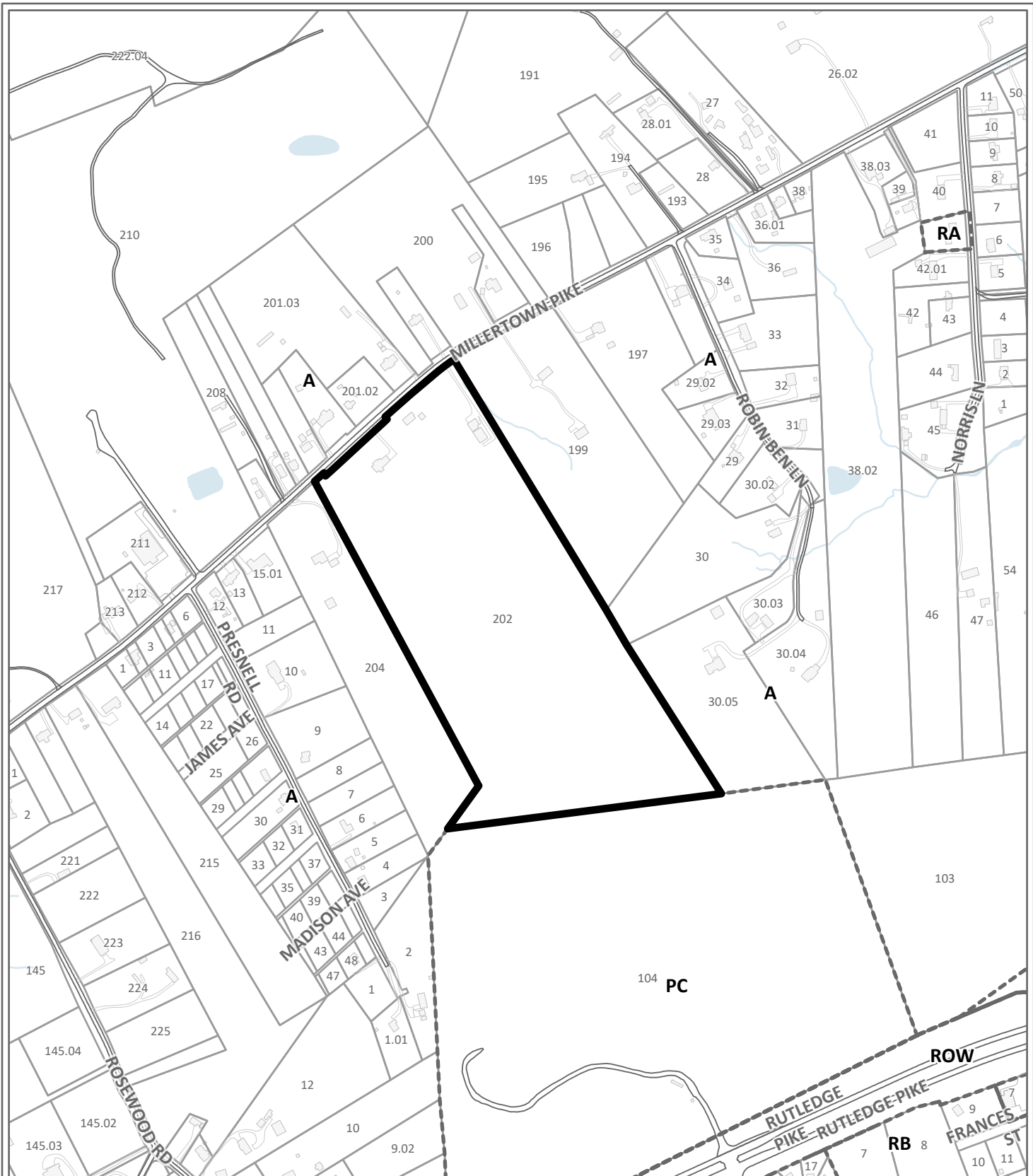
ESTIMATED STUDENT YIELD: 9 (public school children, grades K-12)

Schools affected by this proposal: East Knox County Elementary, Holston Middle, and Gibbs 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 concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



CONCEPT PLAN / DEVELOPMENT PLAN

10-SC-23-C / 10-C-23-DP

Petitioner: Homestead Land Holdings, LLC



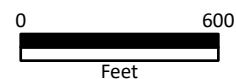
Residential subdivision in PR (Planned Residential)

Original Print Date: 8/24/2023

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 50

Jurisdiction: County



Requested Variances & Alternative Design Standards

10-SC-23-C / 10-C-23-DP – MAYER PROPERTY

VARIANCES

1. ~~Reduce the minimum vertical curve on Road 1 from K=25 to K=20 at STA 0+50~~

Variance not required based on revised concept plan sheet C103 dated 10/3/2023

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum residential lot street frontage from 25 ft to 22 ft for all interior attached house lots and 25 ft to 20 ft for lots along a cul-de-sac or bulb, as shown on the concept plan.
2. Reduce the minimum horizontal curve radius on Road 1 from 250 ft to 150 ft at STA 8+00

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1 to 1.54 percent on Road 1 at the Millertown Pike intersection.
2. Increase the maximum intersection grade from 1 to 1.5 percent on Road 2 at the Road 1 intersection.

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Approve since there are no unsafe conditions created with these requests.

Steve Elliott 9/23/2023

VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. Reduce lot width from 25' to 22' on attached units

Justify request by indicating hardship: Subdivision regulation 3.03.B.2 allows this reduction for attached units when off-street parking is provided as part of the development.

2. Road 1: reduce centerline radius from 250' to 150' at STA 8+00

Justify request by indicating hardship: Topography and physical constraints of transmission line easement and drainage way.

~~3. Road 1: reduce K value from 25 to 20 at STA 0+50~~

Variance not required based on revised concept plan sheet C103 dated 10/3/2023

Justify request by indicating hardship: Topography and at a stop controlled intersection.

4.

Justify request by indicating hardship: _____

5.

Justify request by indicating hardship: _____

6.

Justify request by indicating hardship: _____

7.

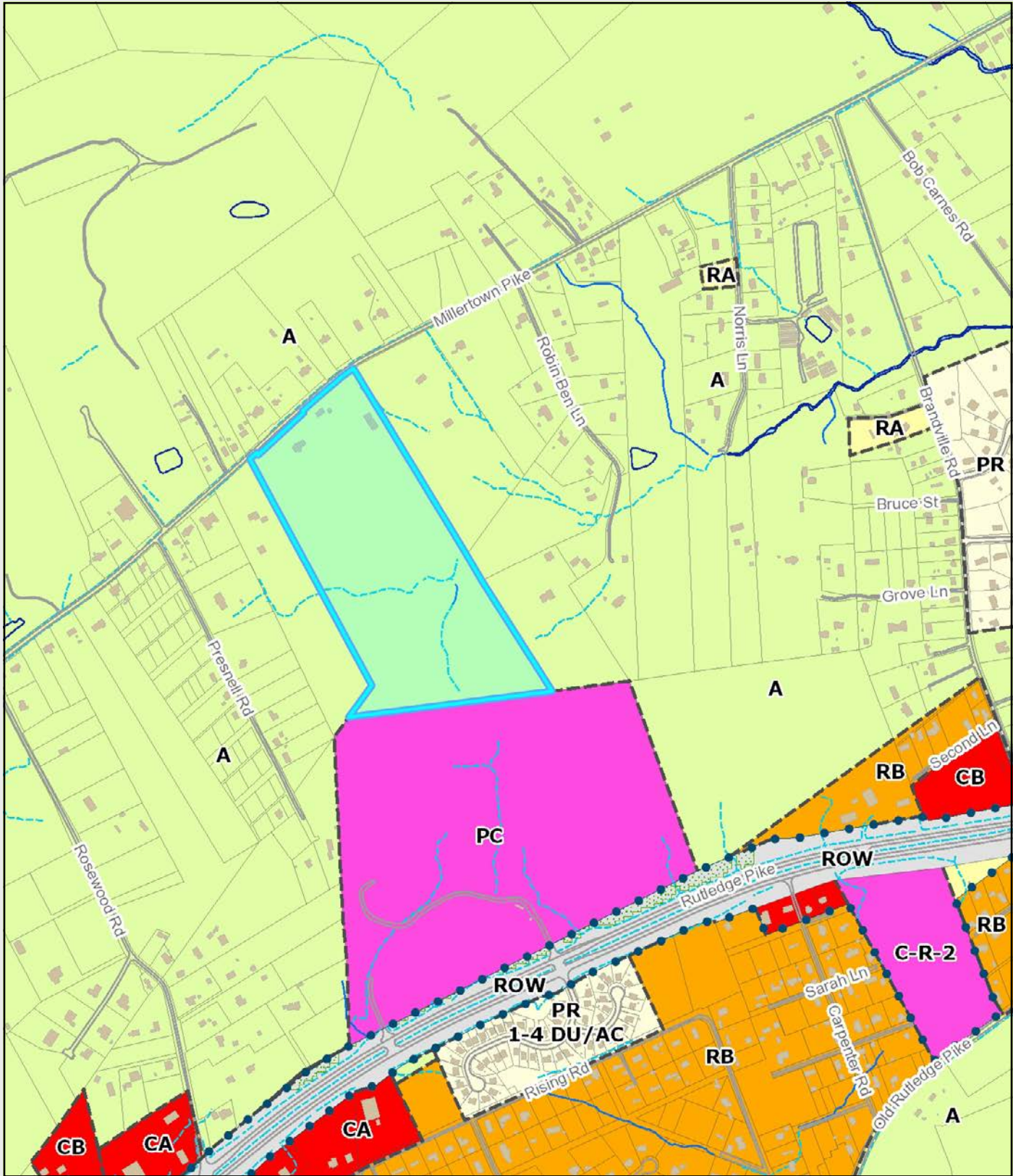
Justify request by indicating hardship: _____

I certify that any and all requests 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.

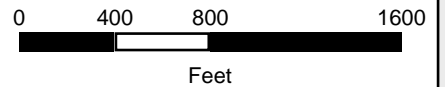
Signature

09/15/23

Date



7336 Millertown Pike; Parcel ID 050 202



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CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	37.1		
Non-Hillside	36.3	N/A	
0-15% Slope	0.2	100%	0.16
15-25% Slope	0.7	50%	0.34
25-40% Slope	0.0	20%	0.01
Greater than 40% Slope	0.0	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	0.9	Recommended disturbance budget within HP Area (acres)	0.50
		Percent of HP Area	58.1%

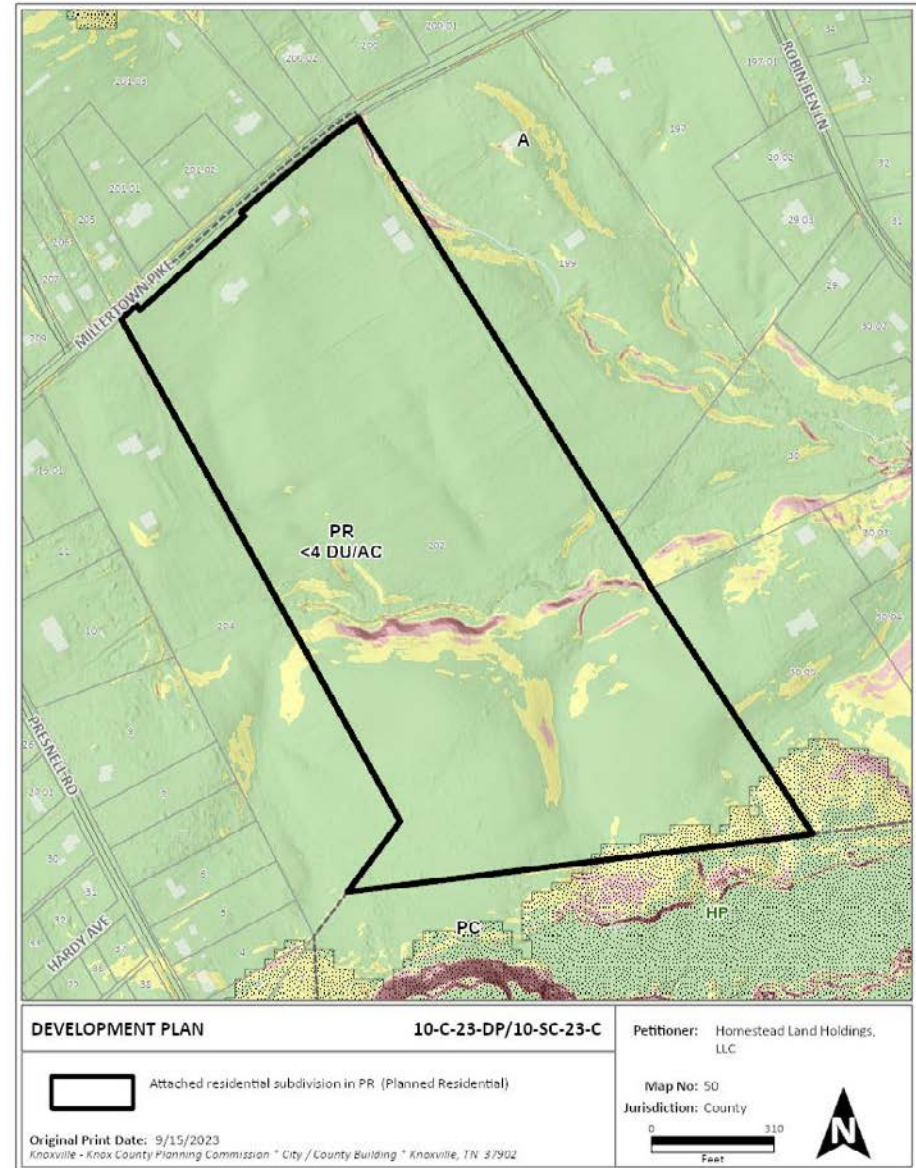
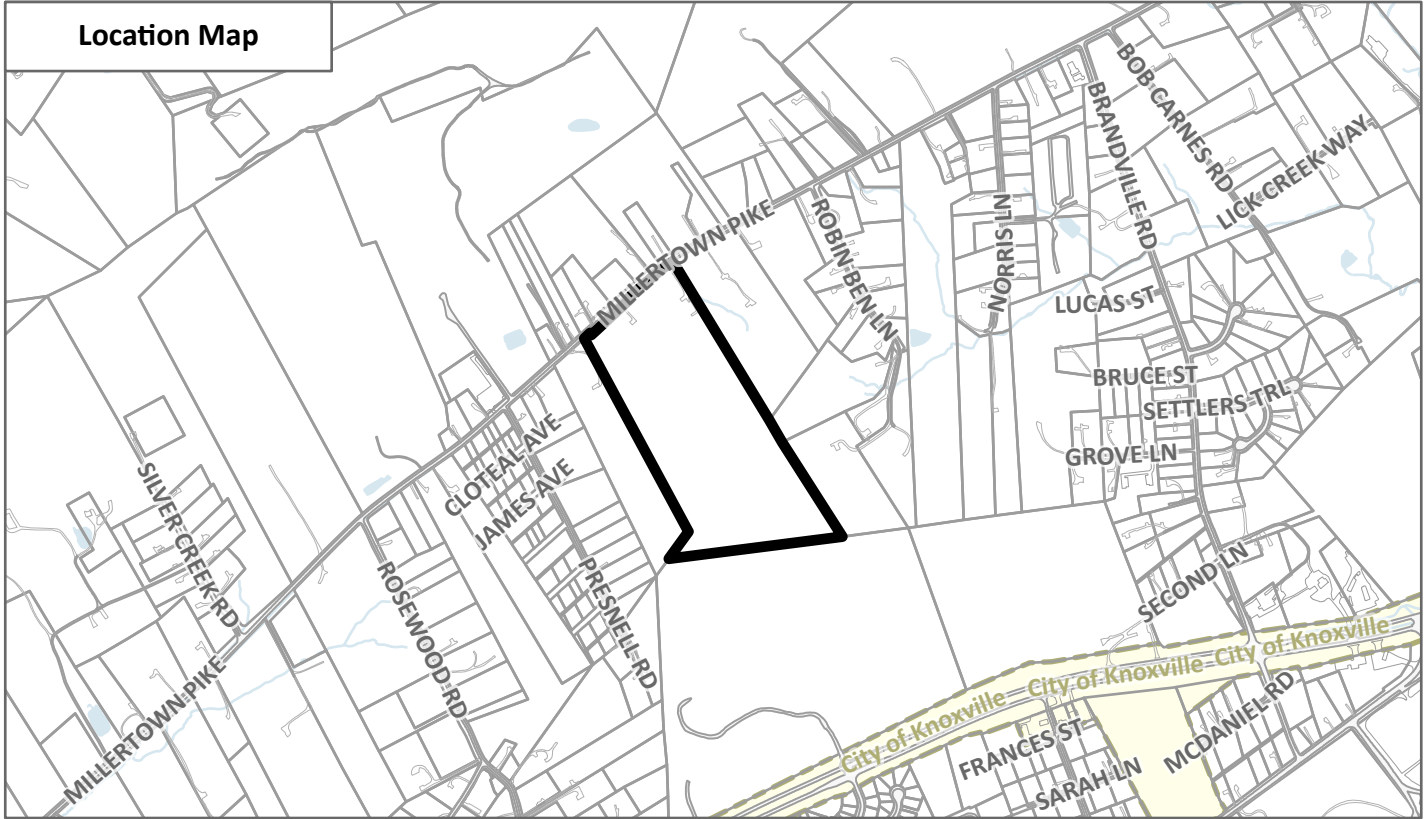
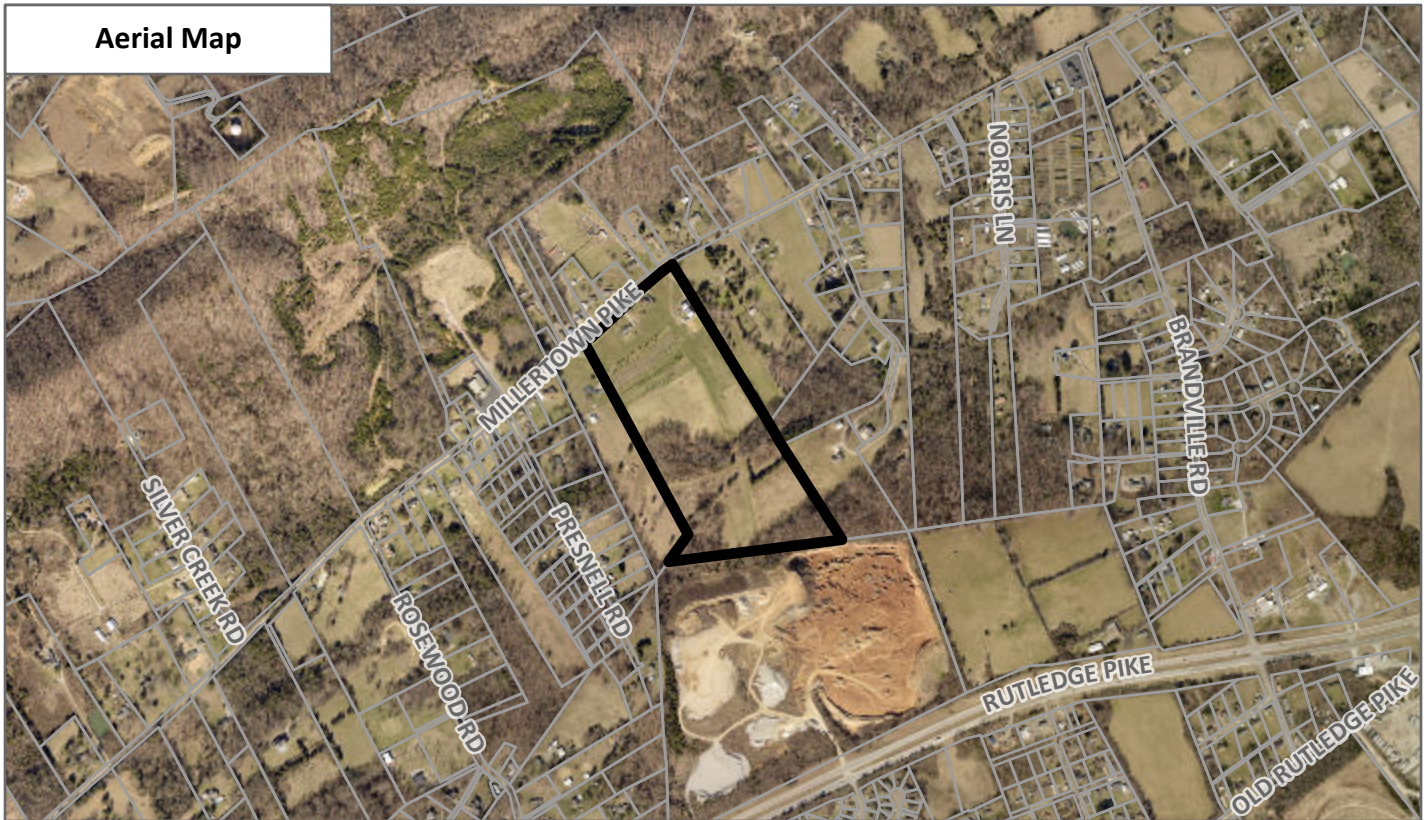


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

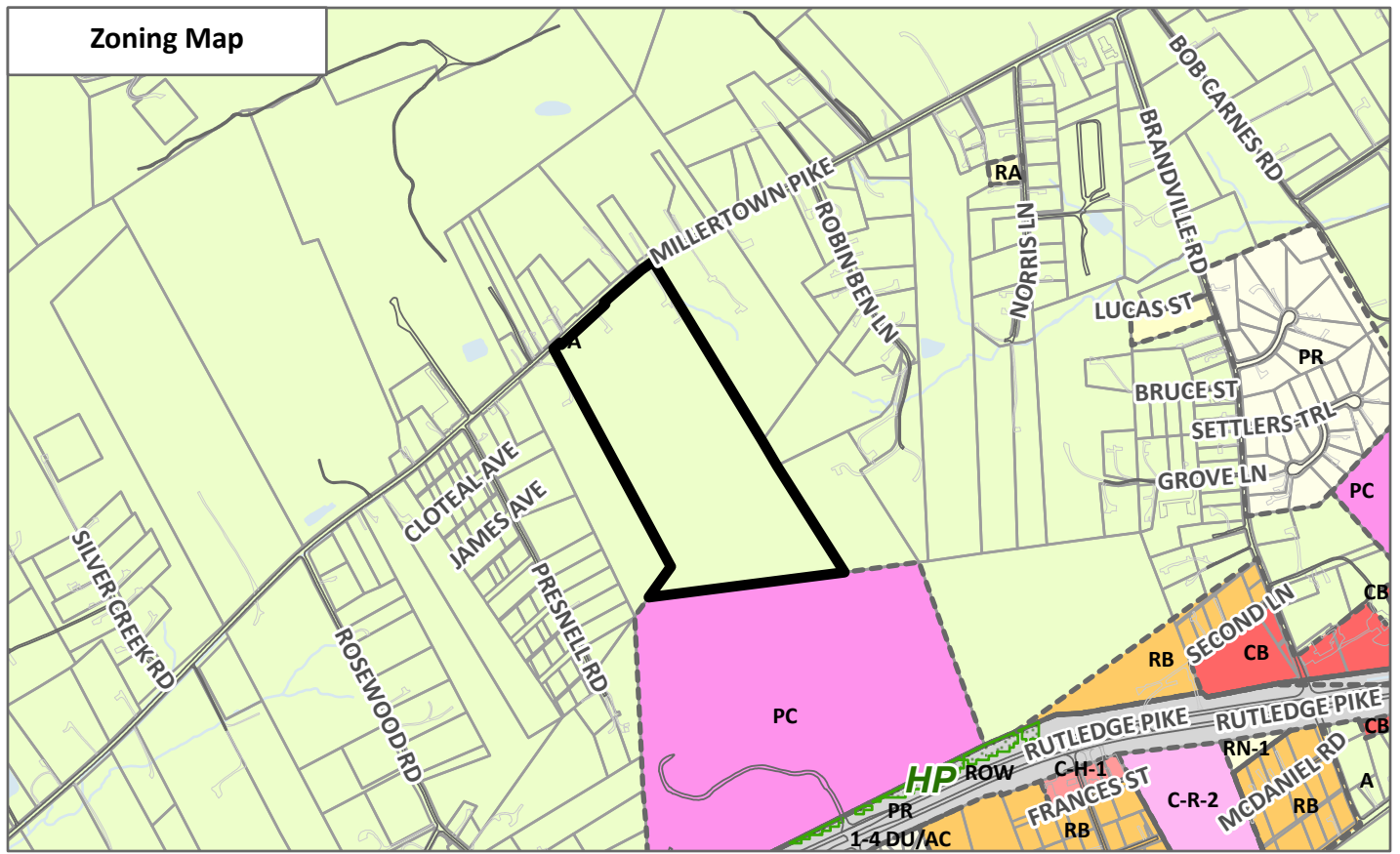
10-C-23-DP / 10-SC-23-C



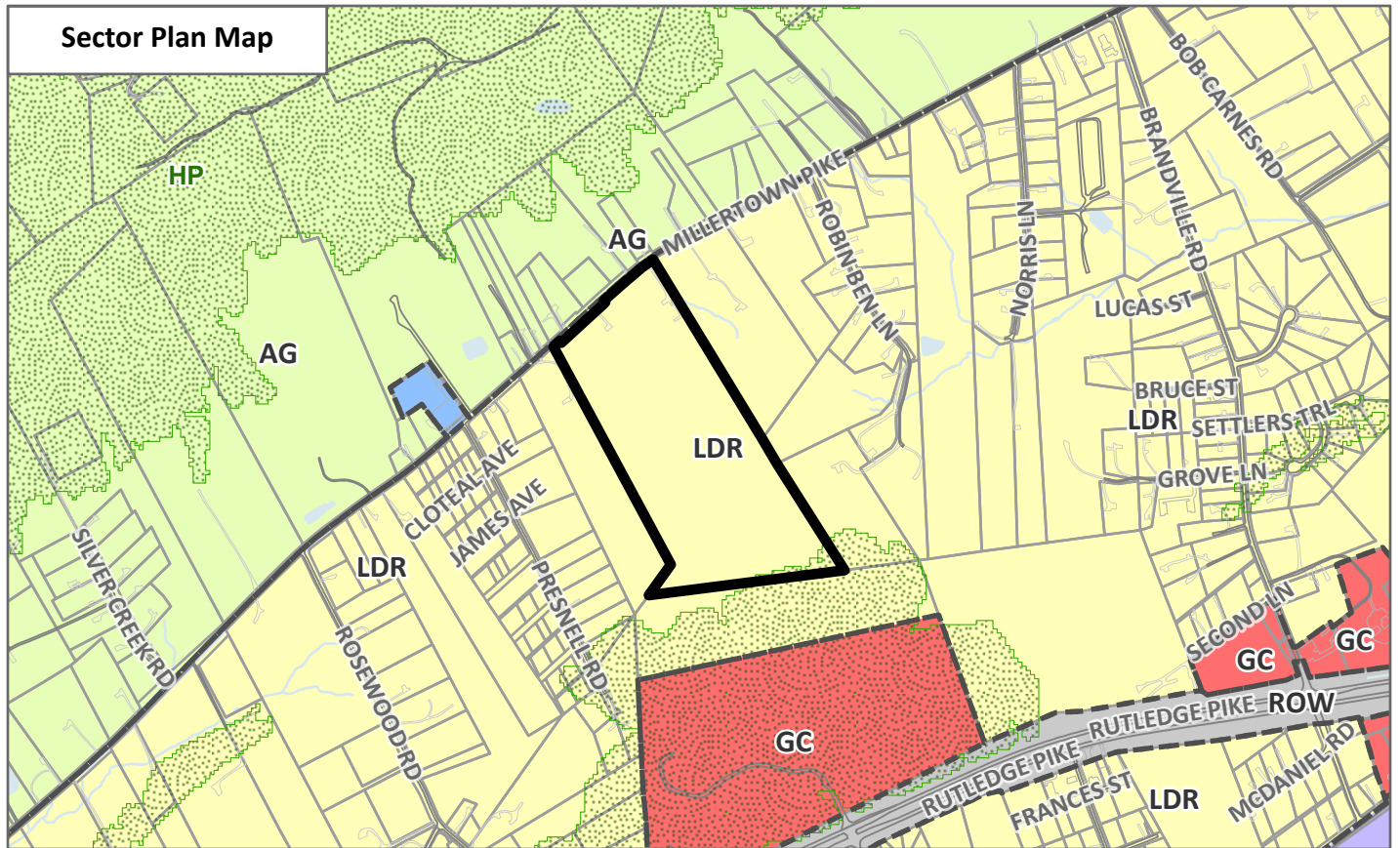
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

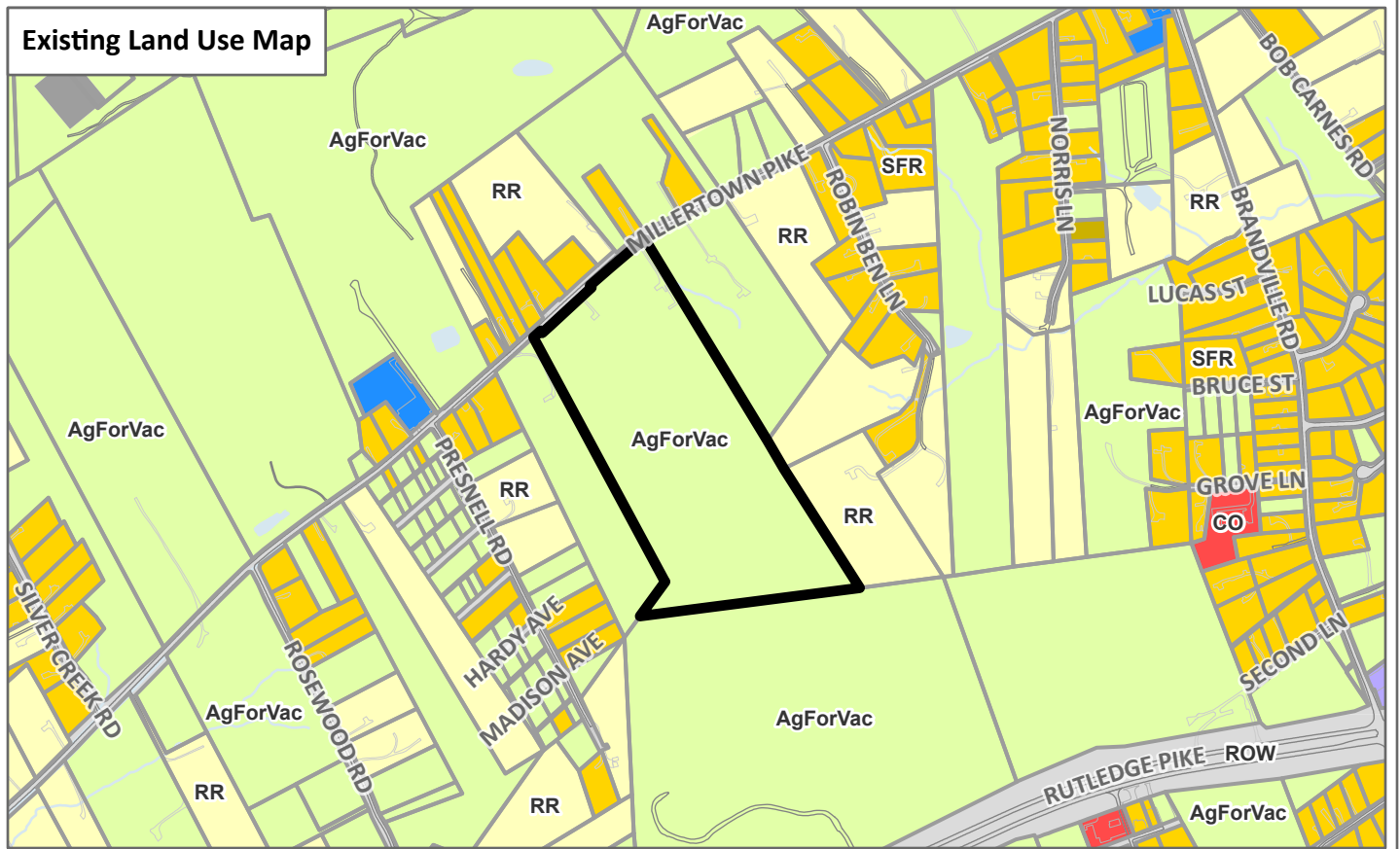
10-C-23-DP / 10-SC-23-C



Case boundary



Existing Land Use Map



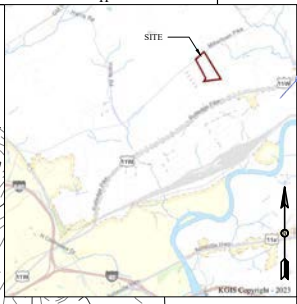
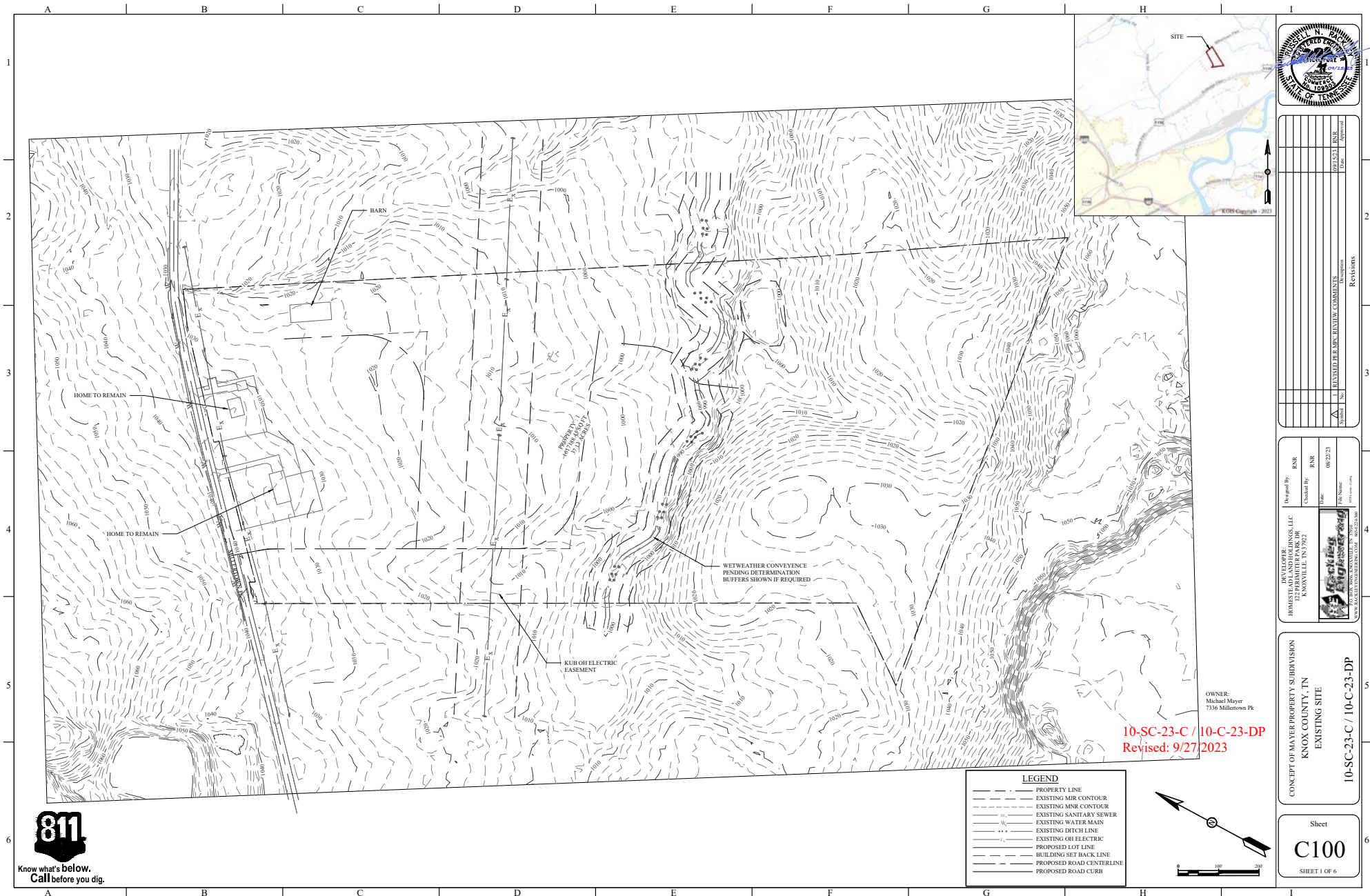
CONTEXTUAL MAPS 3

10-C-23-DP / 10-SC-23-C



Case boundary





Revisions	
Symbol	Description

DESIGNED BY: RNR	CHECKED BY: RNR	DATE: 08/22/23
MICHAEL MAYER REGISTERED PROFESSIONAL ENGINEER LICENSE NO. 34597 STATE OF TENNESSEE WWW.MICHAELMAYER.COM		

CONCEPT OF MAJEE PROPERTY SUBDIVISION
 KNOX COUNTY, TN
 EXISTING SITE
10-SC-23-C / 10-C-23-DP

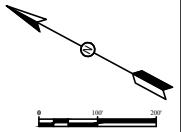
Sheet
C100
 SHEET 1 OF 6

OWNER:
 Michael Mayer
 7336 Millertown Pk

10-SC-23-C / 10-C-23-DP
 Revised: 9/27/2023

LEGEND

- PROPERTY LINE
- - - - - EXISTING MNR CONTOUR
- - - - - EXISTING MNR CONTOUR
- - - - - EXISTING SANITARY SEWER
- - - - - EXISTING WATER MAIN
- - - - - EXISTING DITCH LINE
- - - - - EXISTING OH ELECTRIC
- - - - - PROPOSED LOT LINE
- - - - - BUILDING SET BACK LINE
- - - - - PROPOSED ROAD CENTERLINE
- - - - - PROPOSED ROAD CURB



Know what's below.
 Call before you dig.

NOTES:

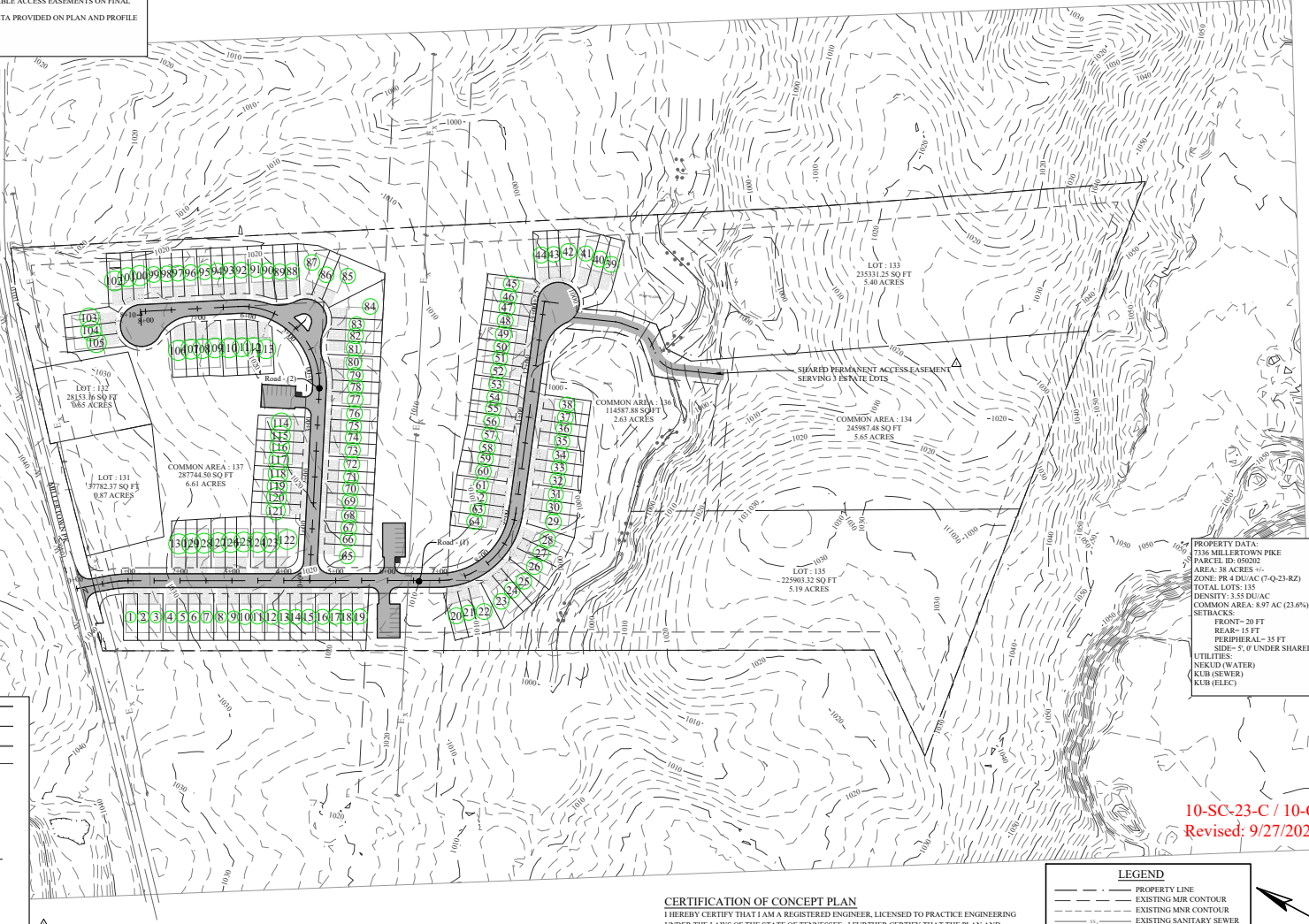
- EXISTING PROPERTY AND TOPOGRAPHIC INFORMATION OBTAINED FROM STATE LIDAR DATABASE. CONTOURS ARE 2' INTERVAL WITH 10' INDEX.
- A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG A STREET RIGHT OF WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG ALL INTERIOR LOT LINES, EXCLUDING TOWNHOME PARTY WALLS.
- ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAN.
- ALL LOTS SHALL HAVE INTERNAL STREET ACCESS ONLY.
- ALL ROADS TO BE 50' PUBLIC RIGHT OF WAY.
- CONSTRUCTION PLANS MUST BE APPROVED BY APPROPRIATE AGENCIES AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.
- DETENTION PONDS WILL REQUIRE 20' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAN.
- ROAD CENTERLINE HORIZONTAL GEOMETRY DATA PROVIDED ON PLAN AND PROFILE SHEETS INCLUDED WITH THE CONCEPT PLAN.

ALTERNATE DESIGN STANDARDS REQUEST:

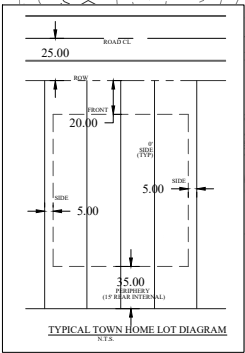
- LOT WIDTH REDUCED FROM 25' TO 22' ON CENTER UNITS OF ATTACHED HOMES

VARIANCE REQUEST:

- ROAD 1: REDUCE CENTERLINE RADIUS FROM 250' TO 150' STATION 8+00.
- ROAD 1: REDUCE K VALUE FROM 25' TO 20' AT STATION 0+50



PROPERTY DATA:
 730 MILLER TOWN PIKE
 PARCEL ID: 050202
 AREA: 38 ACRES +/-
 ZONE: PR 4 DU/AC (7-Q-23-RZ)
 TOTAL LOTS: 135
 DENSITY: 3.55 DU/AC
 COMMON AREA: 8.97 AC (23.6%)
SETBACKS:
 FRONT - 20 FT
 REAR - 15 FT
 PERIPHERAL - 35 FT
 SIDE - 5' 0" UNDER SHARED WALLS
UTILITIES:
 NERUD (WATER)
 KUB (SEWER)
 KUB (ELEC)

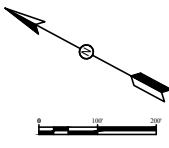


CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY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

REGISTERED ENGINEER: *[Signature]*
 TENNESSEE CERTIFICATE NO. 109503

LEGEND

- PROPERTY LINE
- - - EXISTING MNR CONTOUR
- - - EXISTING MNR CONTOUR
- - - EXISTING SANITARY SEWER
- - - EXISTING WATER MAIN
- - - EXISTING DITCH LINE
- - - EXISTING OIL ELECTRIC
- - - PROPOSED LOT LINE
- - - BUILDING SET BACK LINE
- - - PROPOSED ROAD CENTERLINE
- - - PROPOSED ROAD CURB



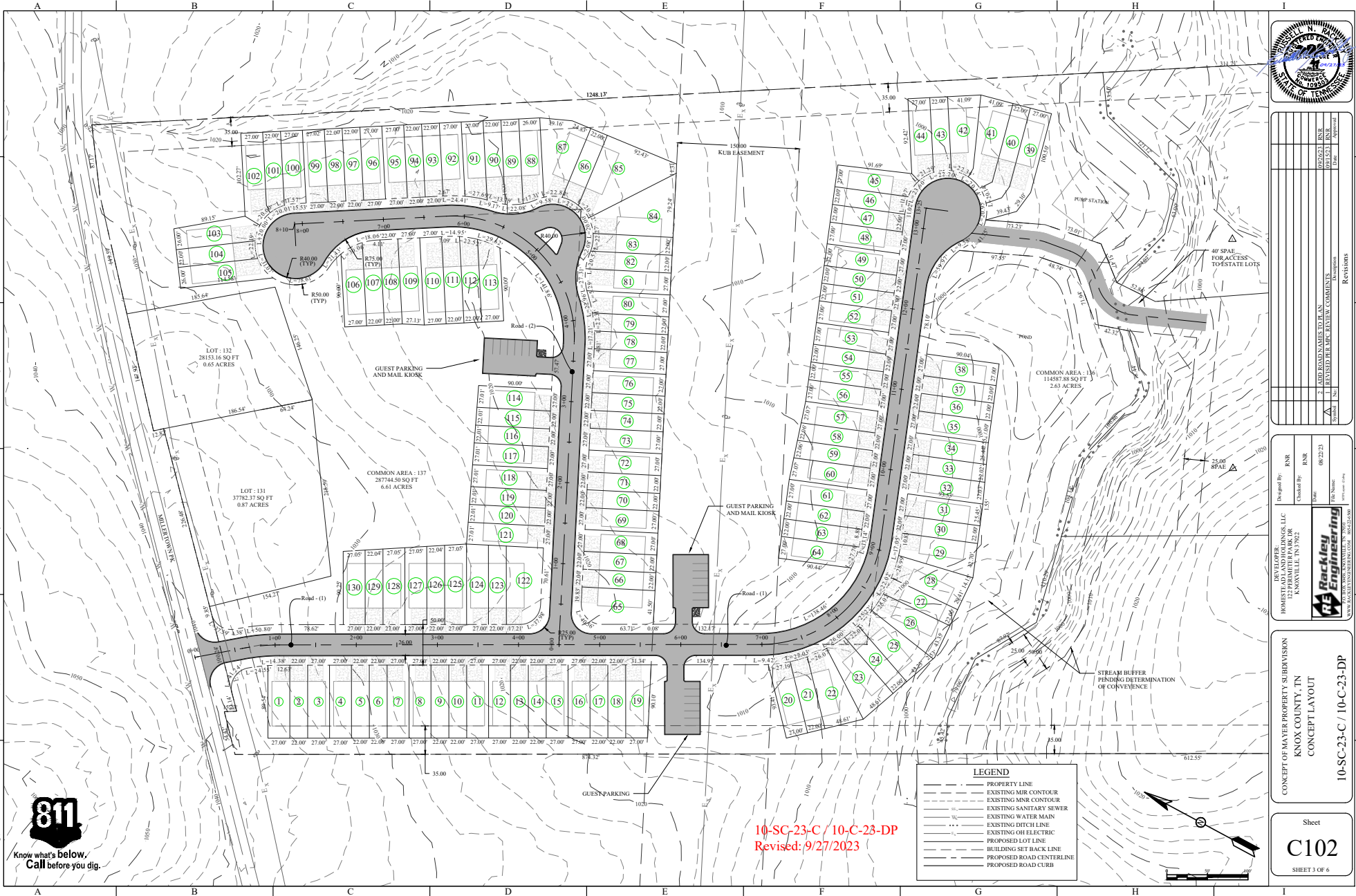
10-SC-23-C / 10-C-23-DP
 Revised: 9/27/2023



Revision	Date	By	Checked
1			
2			
3			
4			
5			
6			

Designed By: RSK
 Checked By: RSK
 Date: 08/22/23
 Title: 10-SC-23-C / 10-C-23-DP
 Project Name: CONCEPT OF MAJEE PROPERTY SUBDIVISION
 KNOX COUNTY, TN
 Overall Layout View
 10-SC-23-C / 10-C-23-DP

CONCEPT OF MAJEE PROPERTY SUBDIVISION
 KNOX COUNTY, TN
 OVERALL LAYOUT VIEW
 10-SC-23-C / 10-C-23-DP



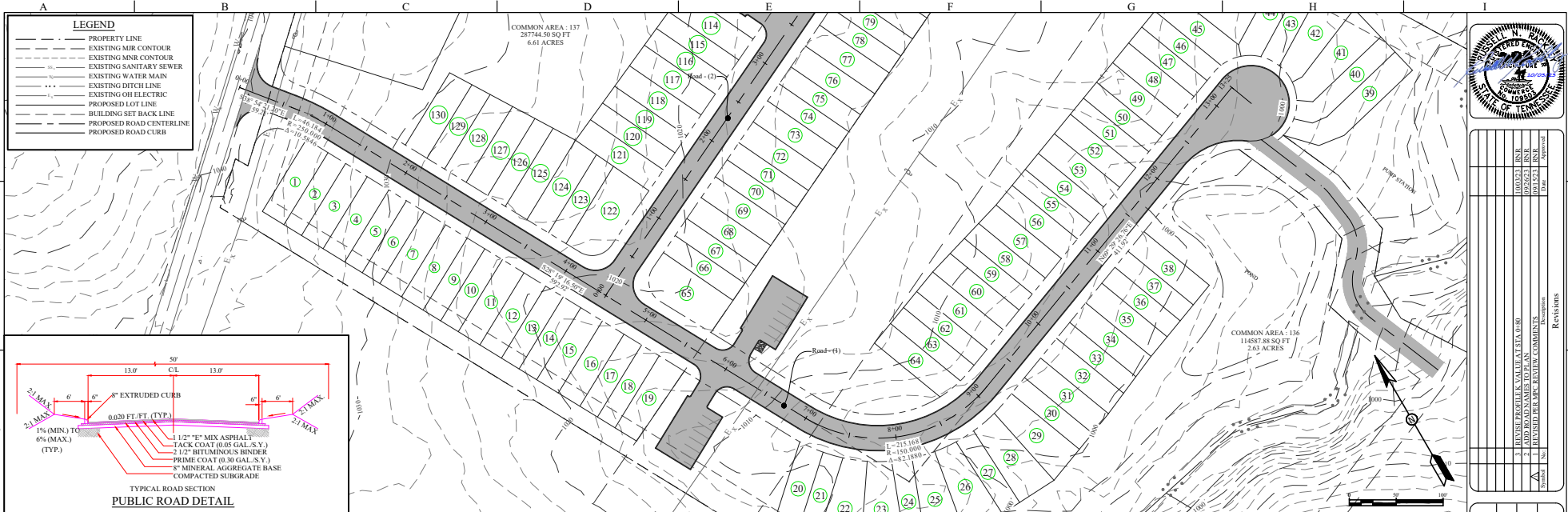
Revisions	Date	By	Appr'd

Designed By:	RSK
Checked By:	RSK
Date:	08/22/23
File Name:	10-SC-23-C
Project Name:	10-SC-23-C
Scale:	AS SHOWN

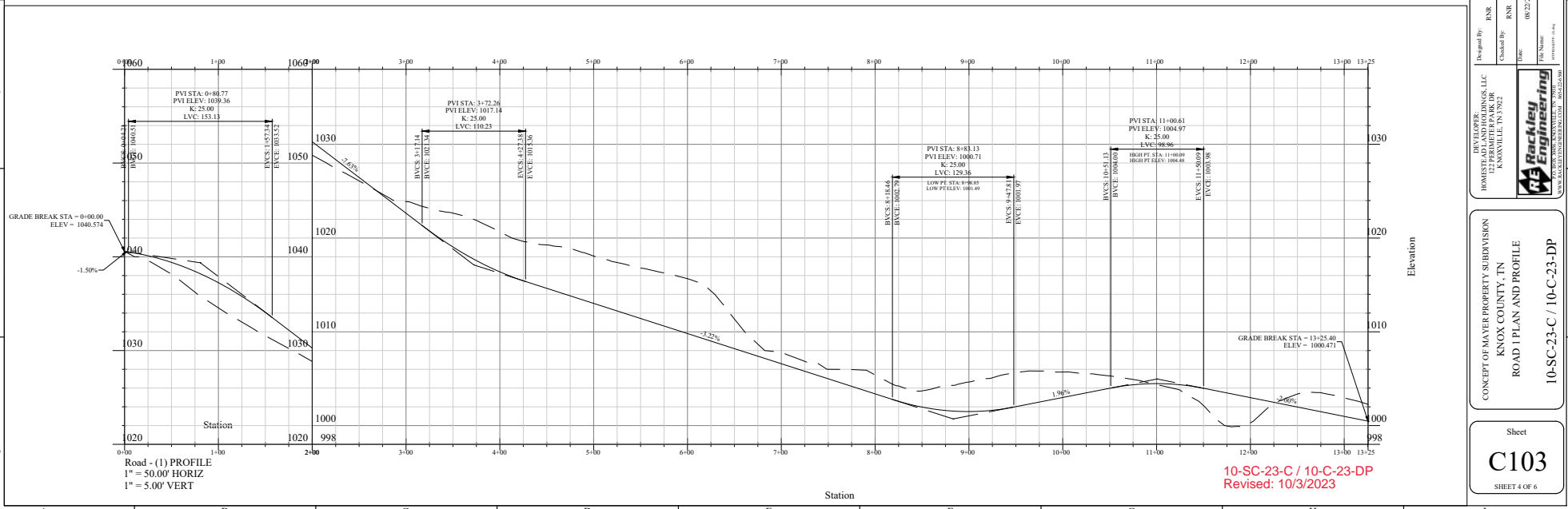
CONCEPT OF MAJOR PROPERTY SUBDIVISION
 KNOX COUNTY, TN
 CONCEPT LAYOUT
 10-SC-23-C / 10-C-23-DP

Sheet
C102
 SHEET 3 OF 6

Item #38



Revision	By	Date	Description
1	RSK	10/15/23	ISSUED FOR PERMITS
2	RSK	10/15/23	ISSUED FOR PERMITS
3	RSK	10/15/23	ISSUED FOR PERMITS

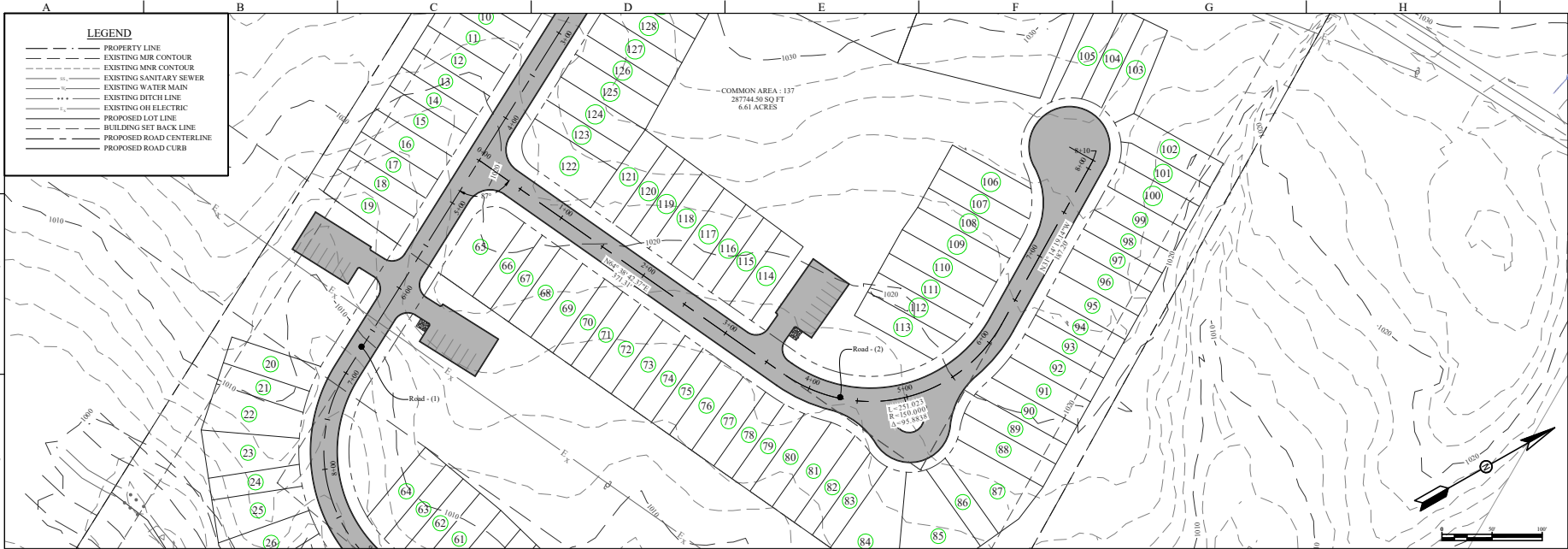


Designed By:	RSK
Checked By:	RSK
Date:	10/15/23
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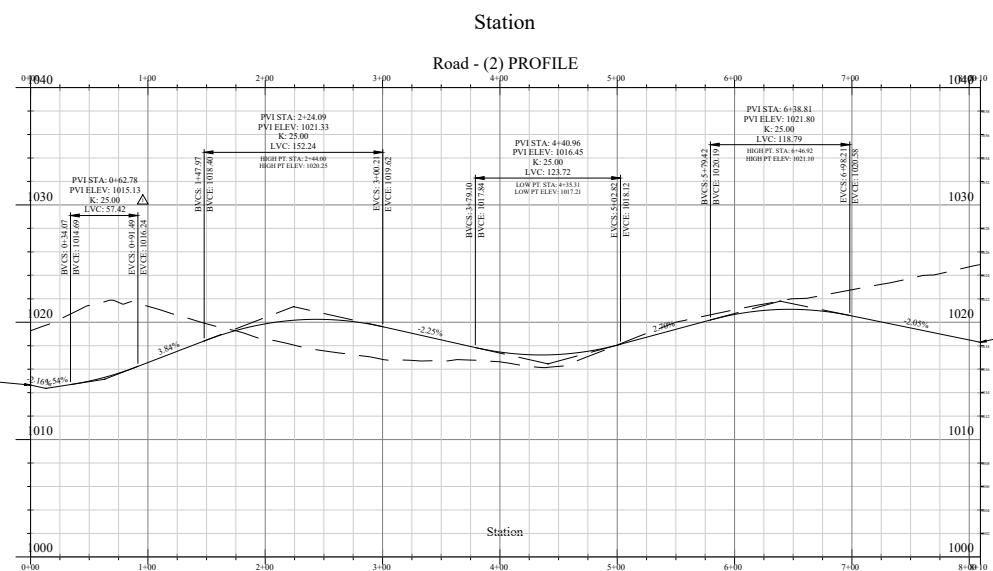
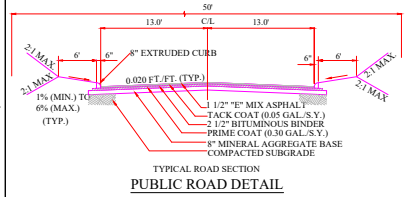
CONCEPT OF MAVER PROPERTY SUBDIVISION
KNOX COUNTY, TN
ROAD 1 PLAN AND PROFILE
10-SC-23-C / 10-C-23-DP

Sheet
C103
SHEET 4 OF 6

10-SC-23-C / 10-C-23-DP
Revised: 10/3/2023



Symbol	No.	Description	Revised
△	1	REVISED PLANK REVIEW COMMENTS	08/22/23
△	2	REVISED PLANK REVIEW COMMENTS	08/22/23
△	3	REVISED PLANK REVIEW COMMENTS	08/22/23
△	4	REVISED PLANK REVIEW COMMENTS	08/22/23
△	5	REVISED PLANK REVIEW COMMENTS	08/22/23
△	6	REVISED PLANK REVIEW COMMENTS	08/22/23
△	7	REVISED PLANK REVIEW COMMENTS	08/22/23
△	8	REVISED PLANK REVIEW COMMENTS	08/22/23
△	9	REVISED PLANK REVIEW COMMENTS	08/22/23
△	10	REVISED PLANK REVIEW COMMENTS	08/22/23

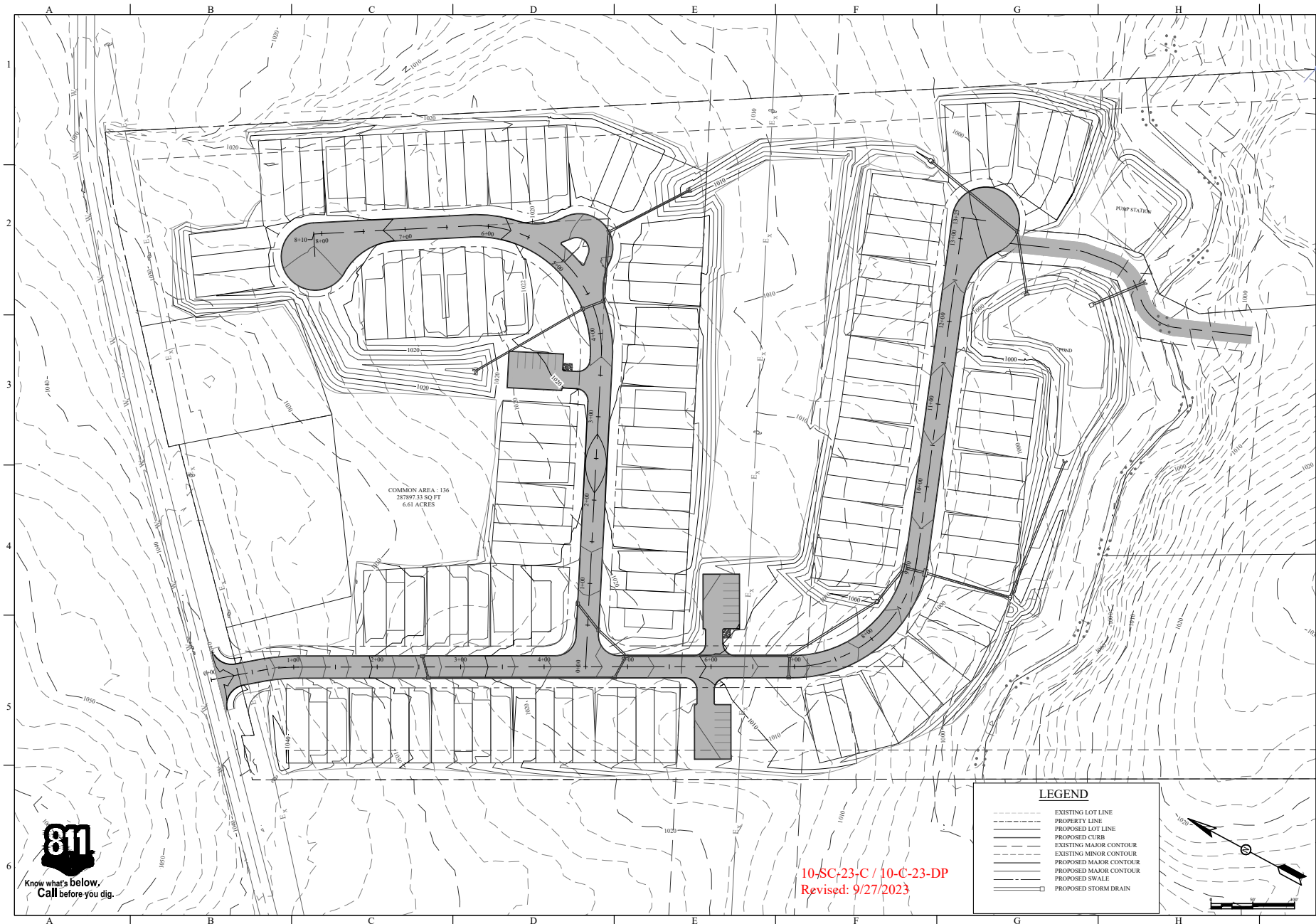


Designed By:	RSR
Checked By:	RSR
Date:	08/22/23
Drawn By:	RSR
Scale:	AS SHOWN
Project Name:	122 PERIMETER PARK DR KNOXVILLE, TN 37922
Sheet No.:	10-SC-23-C / 10-C-23-DP

CONCEPT OF MAJEX PROPERTY SUBDIVISION
KNOX COUNTY, TN
ROAD 2 PLAN AND PROFILE
10-SC-23-C / 10-C-23-DP

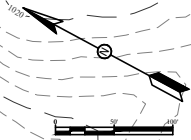
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SHEET 5 OF 6

10-SC-23-C / 10-C-23-DP
Revised: 9/27/2023



10-SC-23-C / 10-C-23-DP
 Revised: 9/27/2023

LEGEND	
	EXISTING LOT LINE
	PROPERTY LINE
	PROPOSED LOT LINE
	PROPOSED CURB
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SWALE
	PROPOSED STORM DRAIN



Revisions	
1	LEDAI D CONCEPT GRADING AND DRAINAGE
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DESIGNED BY: RSK
 CHECKED BY: RSK
 DATE: 08/22/23
 RSK NUMBER: 10045231
 PROJECT: 10-SC-23-C / 10-C-23-DP

CONCEPT OF MAJEE PROPERTY SUBDIVISION
 KNOX COUNTY, TN
 GRADING AND DRAINAGE
 10-SC-23-C / 10-C-23-DP

Sheet
C200
 SHEET 6 OF 6

10-SC-23-C / 10-C-23-DP
Revised: 9/15/2023



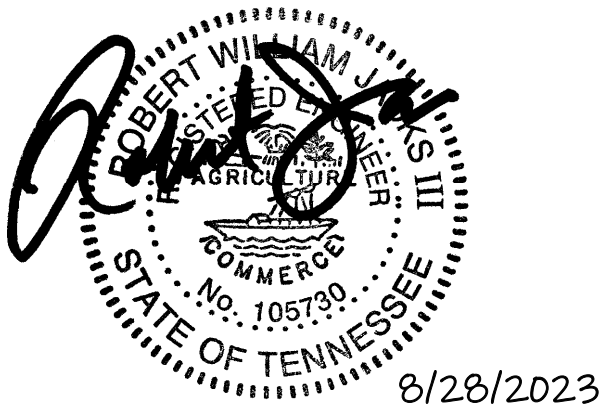


Transportation Impact Study Mayer Property Subdivision Knox County, Tennessee



August 2023

Prepared for:
Homestead Land Holdings, LLC
122 Perimeter Park Drive
Knoxville, TN 37922



10-SC-23-C / 10-C-23-DP
TIS Version 1
8/28/2023

CONCLUSIONS & RECOMMENDATIONS

The following is an overview of recommendations to minimize the transportation impacts of the Mayer Property Subdivision development on the adjacent transportation system while attempting to achieve an acceptable traffic flow and safety level.



Millertown Pike at the Proposed Entrance: The 2027 projected level of service calculations for this intersection resulted in reasonable vehicle delays and LOS.

- 1a) The construction of separate left and right-turn lanes on Millertown Pike for entering vehicles at the Proposed Entrance is not warranted based on the projected 2027 traffic volumes.
- 1b) It is recommended that a Stop Sign (R1-1) be installed, and a 24" white stop bar be applied to the Proposed Entrance approach at Millertown Pike. The stop bar should be applied a minimum of 4 feet away from the edge of Millertown Pike and placed at the desired stopping point that maximizes the sight distance.
- 1c) A single exiting lane for the development entrance at Millertown Pike will be sufficient. The longest vehicle queue in the projected 2027 conditions on this exiting approach is calculated to be 45 feet in the AM peak hour and 44 feet in the PM peak hour. These queue lengths are reasonable and translate to just under two passenger cars, assuming a length of 25 feet per vehicle.
- 1d) Intersection sight distance at the proposed Road Entrance at Millertown Pike must not be impacted by future landscaping or signage. Based on a posted speed limit of 40-mph on Millertown Pike, the required intersection sight distance is 400 feet for exiting left and right-turning vehicles. The site designer must verify that these distances will be available. An existing sign is posted on the south



Existing Sign on Millertown Pike

side of Millertown Pike along the fence line, west of the Proposed Entrance location. The sign states, "Welcome / Arminda Community". It is assumed that this sign will be impacted due to the construction of the new subdivision and entrance. If relocated, it should be posted at an appropriate location that does not impact sight distance from the Proposed Entrance.

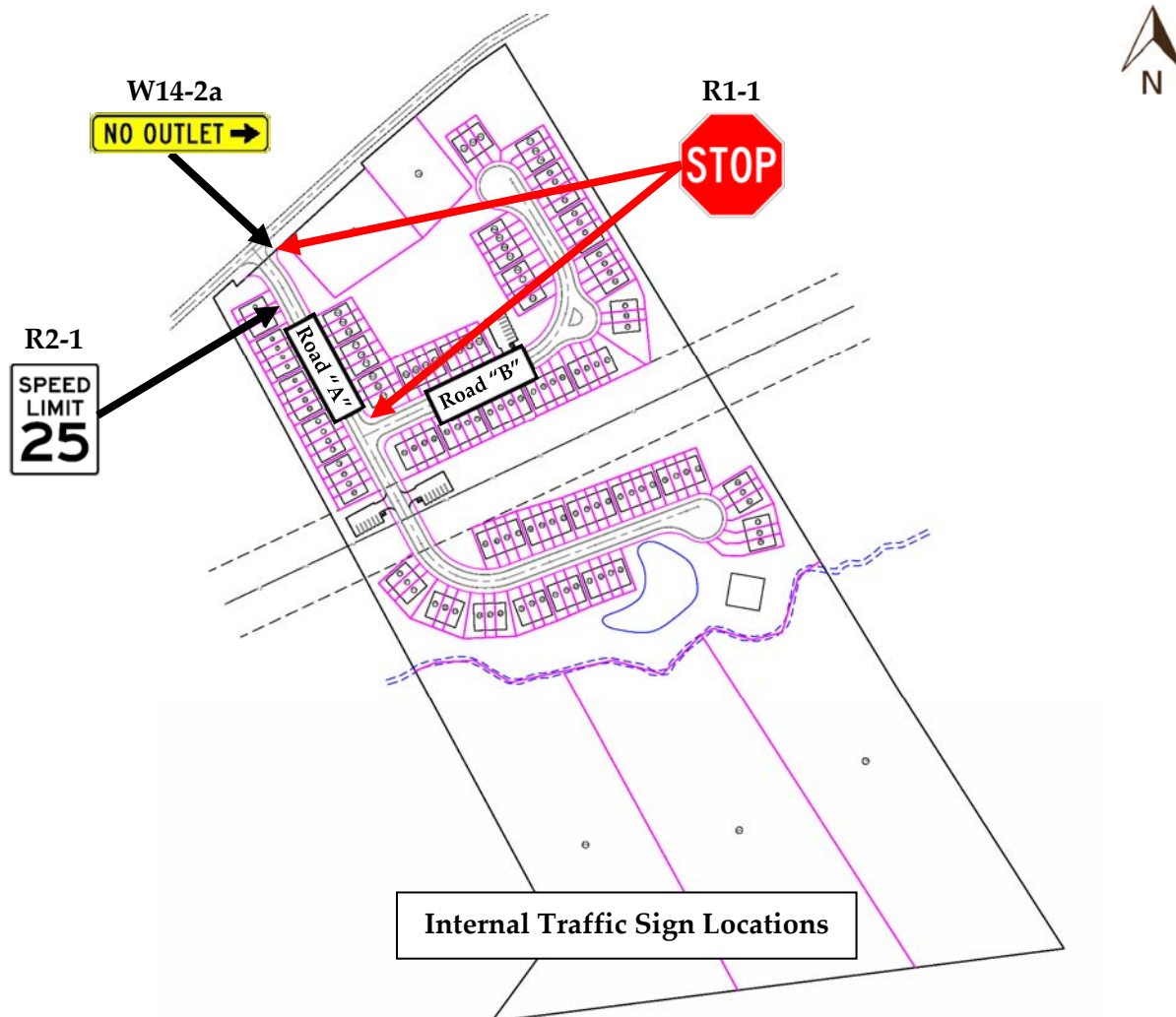
- 1e) The double yellow centerline on Millertown Pike should be removed within the approach of the new proposed entrance roadway, Road "A". Furthermore, Knox County should consider modifying the beginning location of the westbound passing zone on Millertown Pike. As currently laid out on Millertown Pike, this passing zone would begin 50 feet west of the centerline of the new proposed entrance road, Road "A". It is recommended that the passing zone begin at least 100 feet away from the centerline of the proposed entrance roadway, Road "A", to provide some buffer and a factor of safety at the new intersection. A rationale behind this 100-foot distance is based on [TN Code § 55-8-120 \(2021\)](#), which states (emphasis added):
 - a. No vehicle shall at any time be driven to the left side of the roadway under the following conditions:
 1. When approaching the crest of a grade or upon a curve in the highway where the driver's view is obstructed within three hundred feet (300') or such distance as to create a hazard in the event another vehicle might approach from the opposite direction;
 2. When approaching **within one hundred feet (100') of or traversing any intersection** or railroad grade crossing; or
 3. When the view is obstructed upon approaching within one hundred feet (100') of any bridge, viaduct or tunnel.

Extending the no-passing zone (double yellow centerline) 50 feet further to the west would reduce the overall length of the existing westbound passing zone from 500 feet to 450 feet.



Mayer Property Subdivision Internal Roads: The layout plan shows a single entrance at Millertown Pike constructed for the development, as shown in Figure 3.

- 2a) A 25-mph Speed Limit Sign (R2-1) is recommended to be posted near the beginning of the development entrance off Millertown Pike. It is recommended that a “No Outlet” Sign (W14-2a) be installed at the front of the development at Millertown Pike. The “No Outlet” (W14-2a) sign can be installed above or below the street name sign or separately posted on Road “A”.
- 2b) Stop Signs (R1-1) with 24” white stop bars and other traffic signage are recommended to be installed at the internal locations, as shown below:

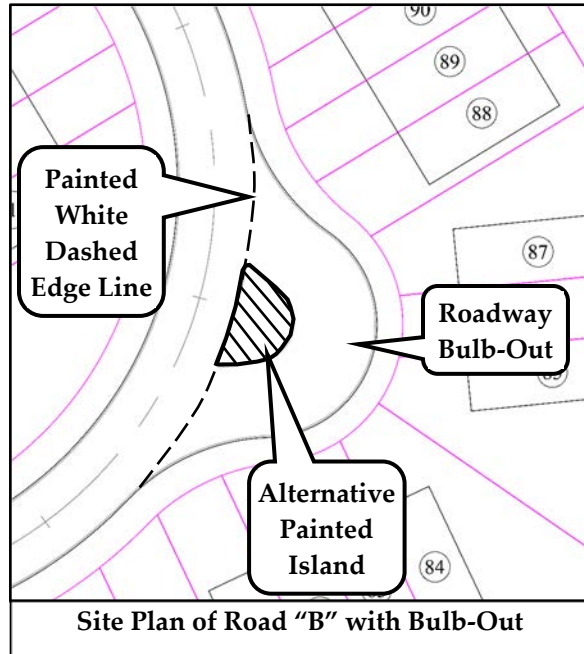


- 2c) Sight distance at the new internal intersection must not be impacted by new signage, parked cars, or future landscaping in the subdivision. With a speed limit of 25-mph in the development, the internal intersection sight distance is 250 feet. The required

stopping sight distance is 155 feet for a level road grade. The site designer should ensure that internal sight distance lengths are met.

2d) All drainage grates and covers for the residential development must be pedestrian and bicycle safe.

2e) Road "B" will have a bulb-out constructed along its length, accommodating access to several proposed lots in a corner of the development property. Construction of this bulb-out will create a large pavement area without traffic control on a horizontal road curve. At a minimum, it is recommended that a 4" white dashed pavement line be applied to the outside edge of the roadway adjacent to the bulb-out. Other potential traffic controls that should be considered include a striped or raised delineated island.



Other potential traffic controls that should be considered include a striped or raised delineated island. Details regarding potential traffic controls at these bulb-outs should be discussed in the detailed design phase with Knox County Engineering.

2f) All road grade and intersection elements should be designed to AASHTO, TDOT, and Knox County specifications and guidelines to ensure proper operation.



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Homestead Land Holdings, LLC

Applicant Name

Affiliation

8/23/2023

10/5/2023

10-SC-23-C / 10-C-23-DP

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Russell N. Rackley Rackley Engineering

Name / Company

PO Box 30456 Knoxville TN 37930

Address

865-850-1535 / rnrackley@rackleyengineering.com

Phone / Email

CURRENT PROPERTY INFO

Michael and Sarah Mayer

7336 Millertown Pike Knoxville TN 37924

Owner Name (if different)

Owner Address

Owner Phone / Email

7336 MILLERTOWN PIKE

Property Address

50 202

37.14 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utility Board

Northeast Knox Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Millertown Pike, Northeast of Presnell Rd

General Location

City **Commission District 8 PR (Planned Residential)**

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northeast County

LDR (Low Density Residential), HP (Hillside Protection)

Urban Growth Area (Outside City Limit)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Mayer Property Subdivision	Related Rezoning File Number
Proposed Subdivision Name	
<u>135</u> Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	<u>135</u> Total Number of Lots Created
Additional Information Attached residential subdivision	
<input checked="" type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	\$1,600.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input checked="" type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input checked="" type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 2	
	Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Homestead Land Holdings, LLC Please Print	8/23/2023 Date
Phone / Email		
Property Owner Signature	Michael and Sarah Mayer Please Print	8/23/2023 Date



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Homestead Land Holdings, LLC

Developer

Applicant Name

Affiliation

08/21/2023

October 5, 2023

Date Filed

Meeting Date (if applicable)

File Number(s)

10-SC-23-C
10-C-23-DP

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Russell N. Rackley, PE

Rackley Engineering

Name

Company

PO Box 30456

Knoxville

TN

37922

Address

City

State

ZIP

865-850-1535

rnrackley@rackleyengineering.com

Phone

Email

CURRENT PROPERTY INFO

Michael and Sarah Mayer

7336 Millertown Pk

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7336 Millertown Pk

050202

Property Address

Parcel ID

KUB

NEKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Mayer subdivision

Proposed Subdivision Name

1

- Combine Parcels Divide Parcel

Unit / Phase Number

135

Total Number of Lots Created

Related Rezoning File Number

7-Q-23-RZ

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

Proposed Zoning _____

Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

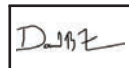
- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0404	\$1600	
Fee 2		\$1600
Fee 3		

AUTHORIZATION



dotloop verified
08/23/23 9:37 AM EDT
30FX-KN9U-UN4F-FQ2K

Homestead Land Holdings, LLC

08/23/2023

Applicant Signature

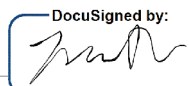
Please Print

Date

Phone Number _____

Email _____

SG, 08/23/2023

DocuSigned by:


Mike Mayer

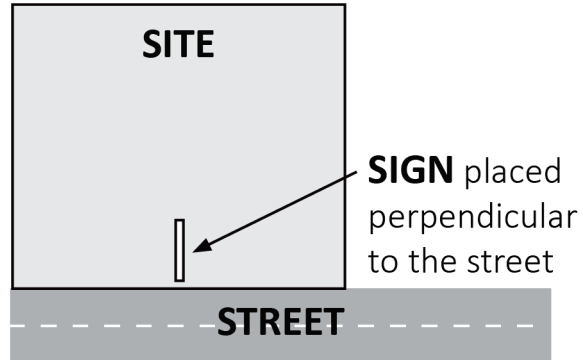
8/23/2023 | 6:08 AM PDT

Property _____

Please Print

Date

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

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

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 09/22/2023 _____ and _____ 10/06/2023 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Homestead Land Holdings, LLC

Date: 08/23/2023

File Number: 10-SC-23-C & 10-C-23-DP



Sign posted by Staff



Sign posted by Applicant