



# 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

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**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).