



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 9-SA-23-C

AGENDA ITEM #: 10

AGENDA DATE: 9/14/2023

▶ **SUBDIVISION:** MILLERTOWN VILLAS

▶ **APPLICANT/DEVELOPER:** MIKE BALLINGER

OWNER(S): Kenneth Lockhart, John Meade & Mike Ballinger

TAX IDENTIFICATION: 59 M E 005

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 4602 MILLERTOWN PIKE

▶ **LOCATION:** South side of Millertown Pk, west of Amelia Rd

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A (Within City Limits)

WATERSHED: Love Creek

▶ **APPROXIMATE ACREAGE:** 2.15 acres

▶ **ZONING:** O (Office)

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

▶ **PROPOSED USE:** Townhouse Subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant - RN-1 (Single-Family Residential Neighborhood)

South: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

East: Single family residential - RN-1 (Single-Family Residential Neighborhood)

West: Agriculture/forestry/vacant - O (Office)

▶ **NUMBER OF LOTS:** 6

SURVEYOR/ENGINEER: David Hurst Robert G. Campbell and Associates

ACCESSIBILITY: Access is via Millertown Pike, a minor arterial street with a 20-ft pavement width within a 40-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** N/A

STAFF RECOMMENDATION:

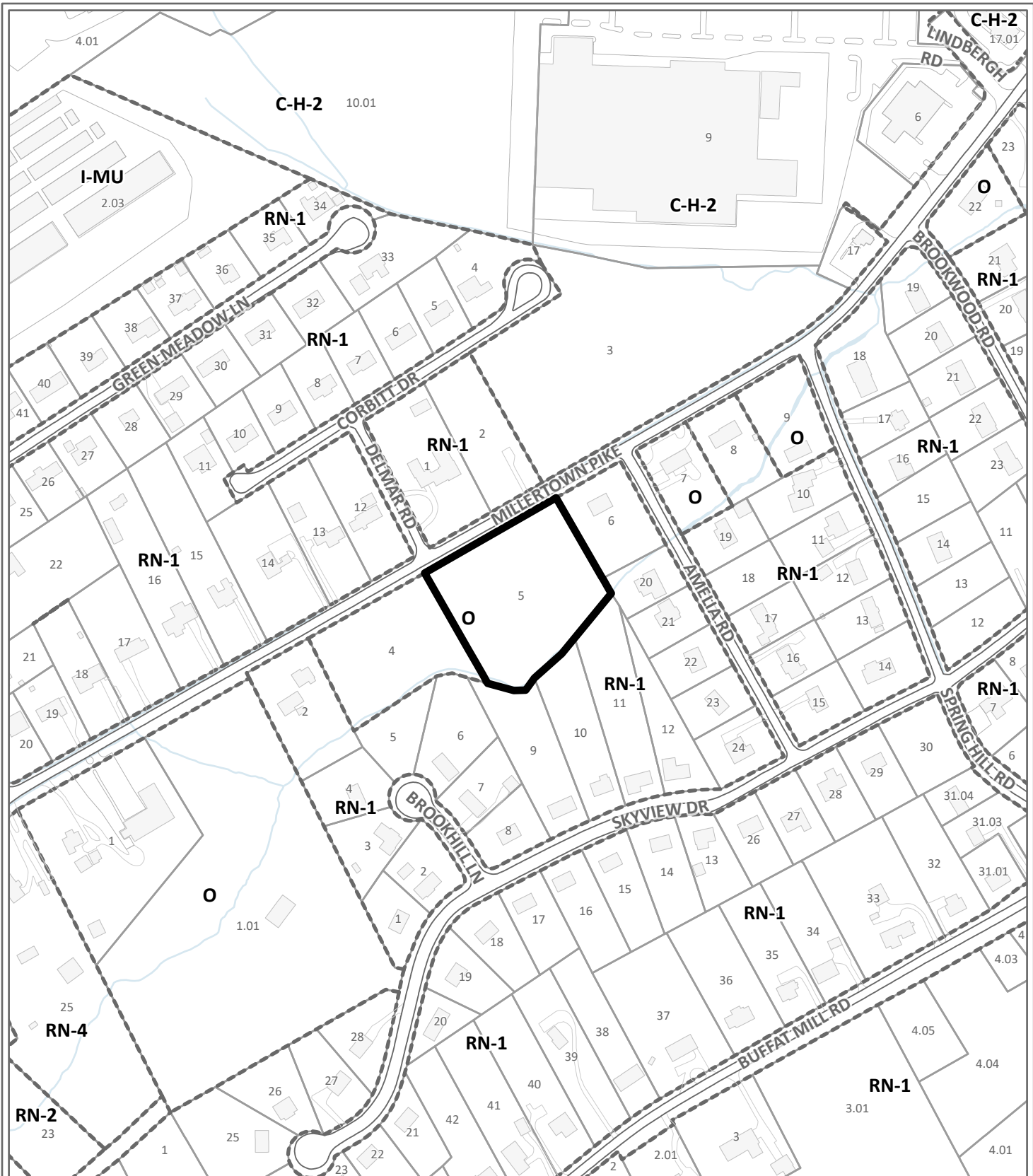
▶ Postpone for 30 days to the October 5th, 2023 Planning Commission meeting per the applicant's request.

ESTIMATED TRAFFIC IMPACT: 265 (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: Not applicable.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knoxville City Council. The date of the Knoxville City Council appeal hearing will depend on when the appeal application is filed.



CONCEPT PLAN

9-SA-23-C

Petitioner: Mike Ballinger



Townhouse Subdivision in O (Office)

Map No: 59
Jurisdiction: City

Original Print Date: 8/18/2023
Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902

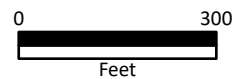


Exhibit A. Contextual Images

Location Map



Aerial Map

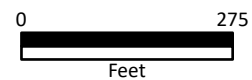


CONTEXTUAL MAPS 1

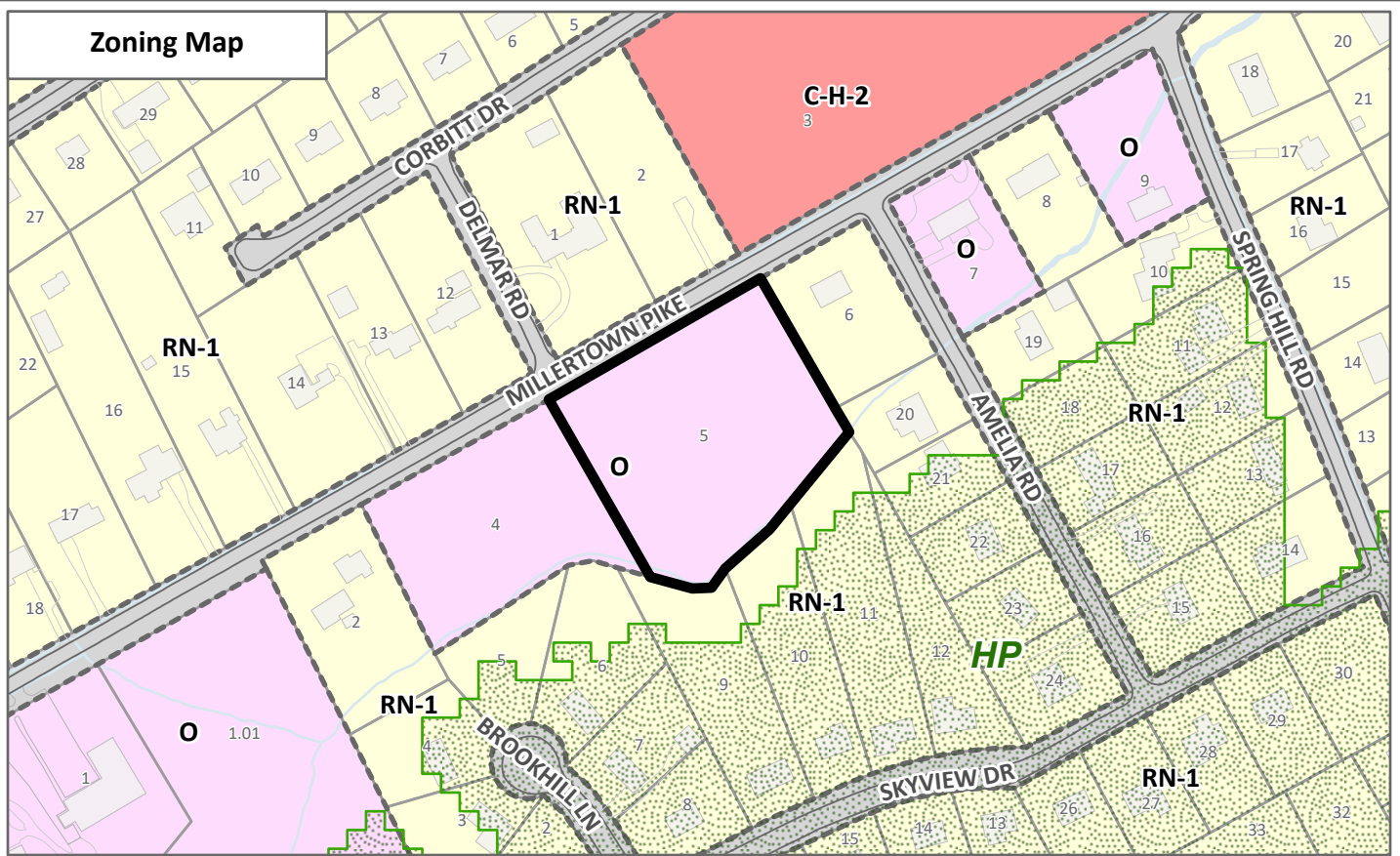
9-SA-23-C



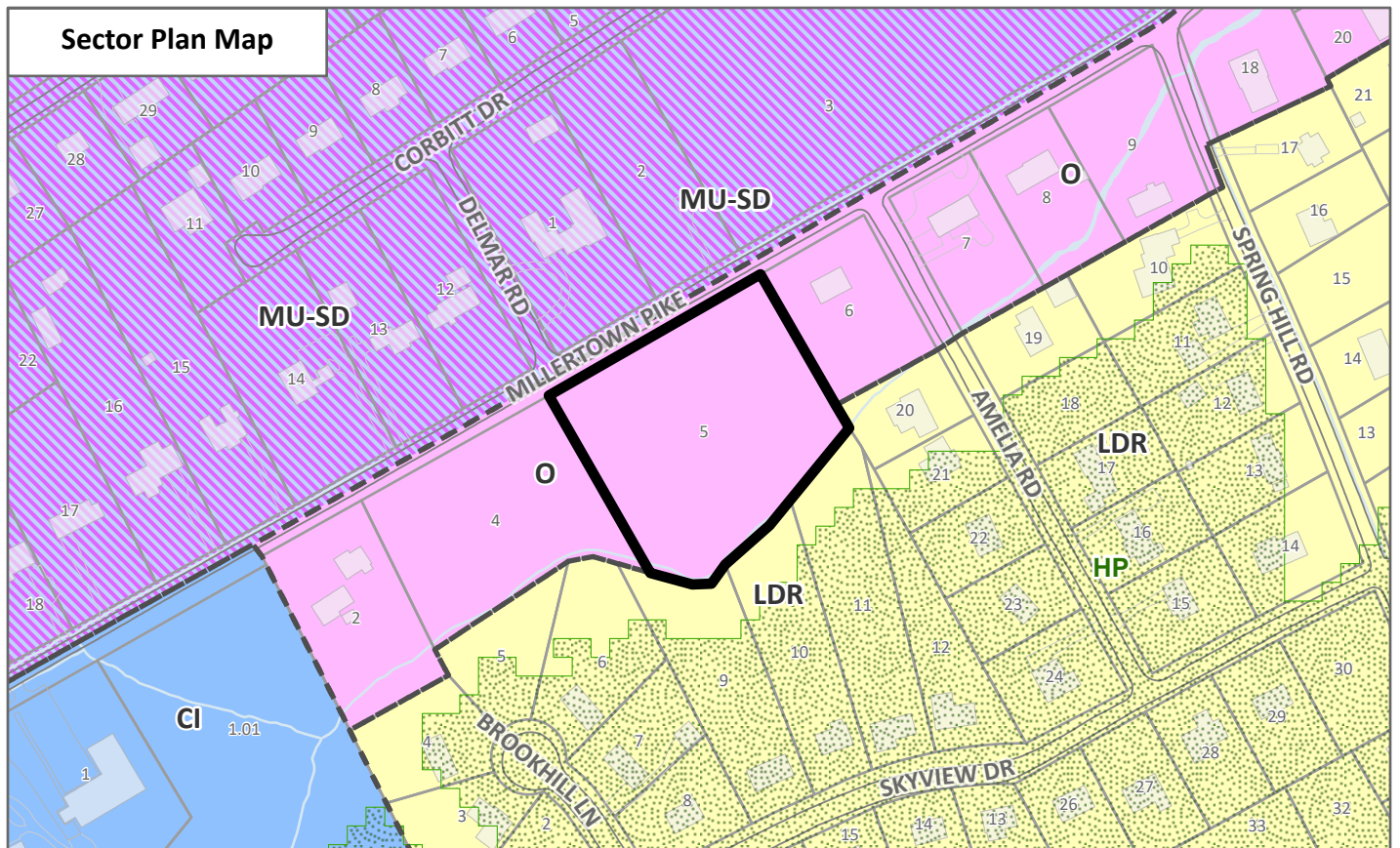
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

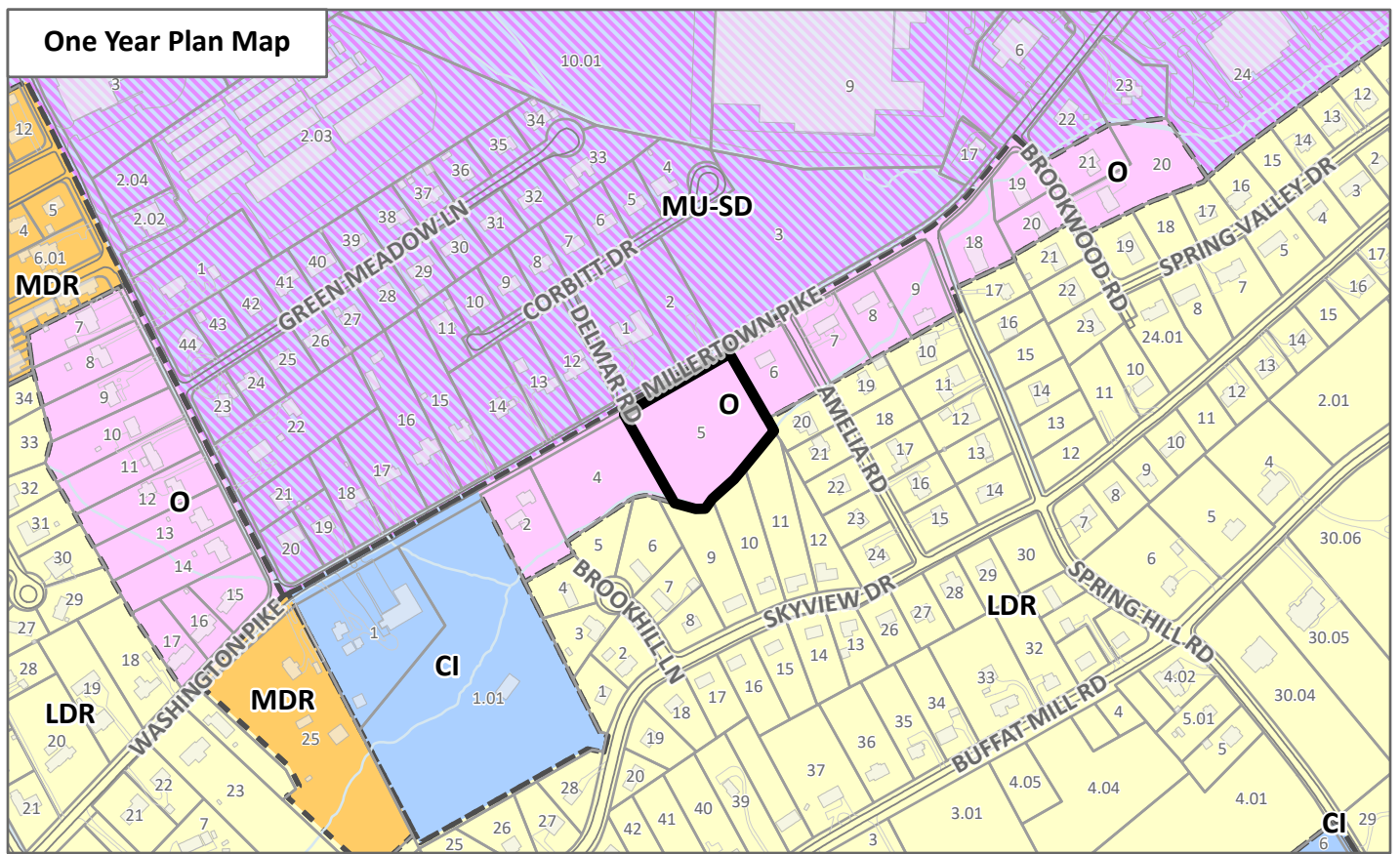
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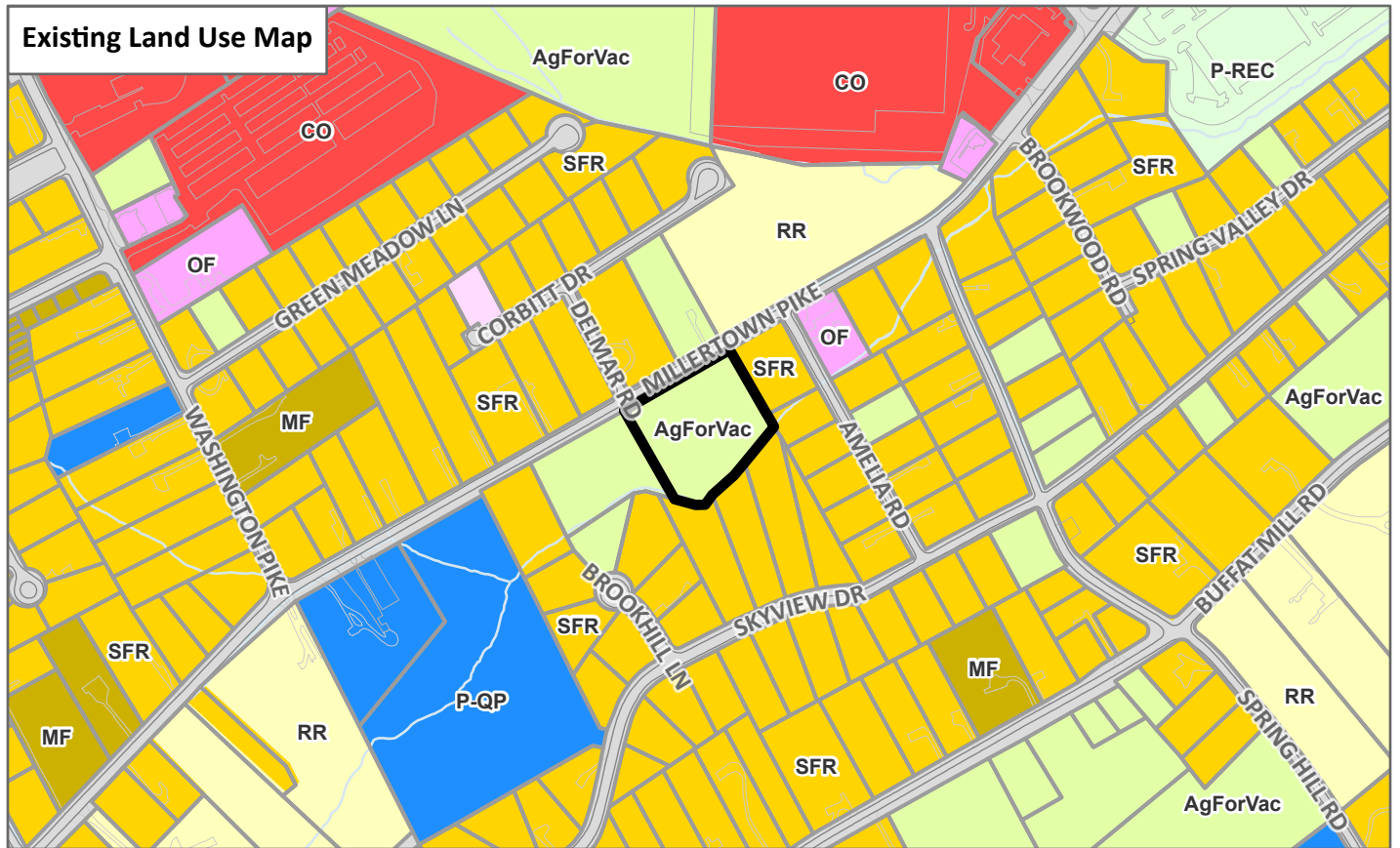
Case boundary



One Year Plan Map



Existing Land Use Map



CONTEXTUAL MAPS 3

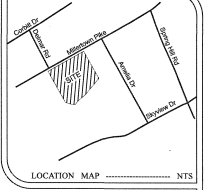
9-SA-23-C



Case boundary



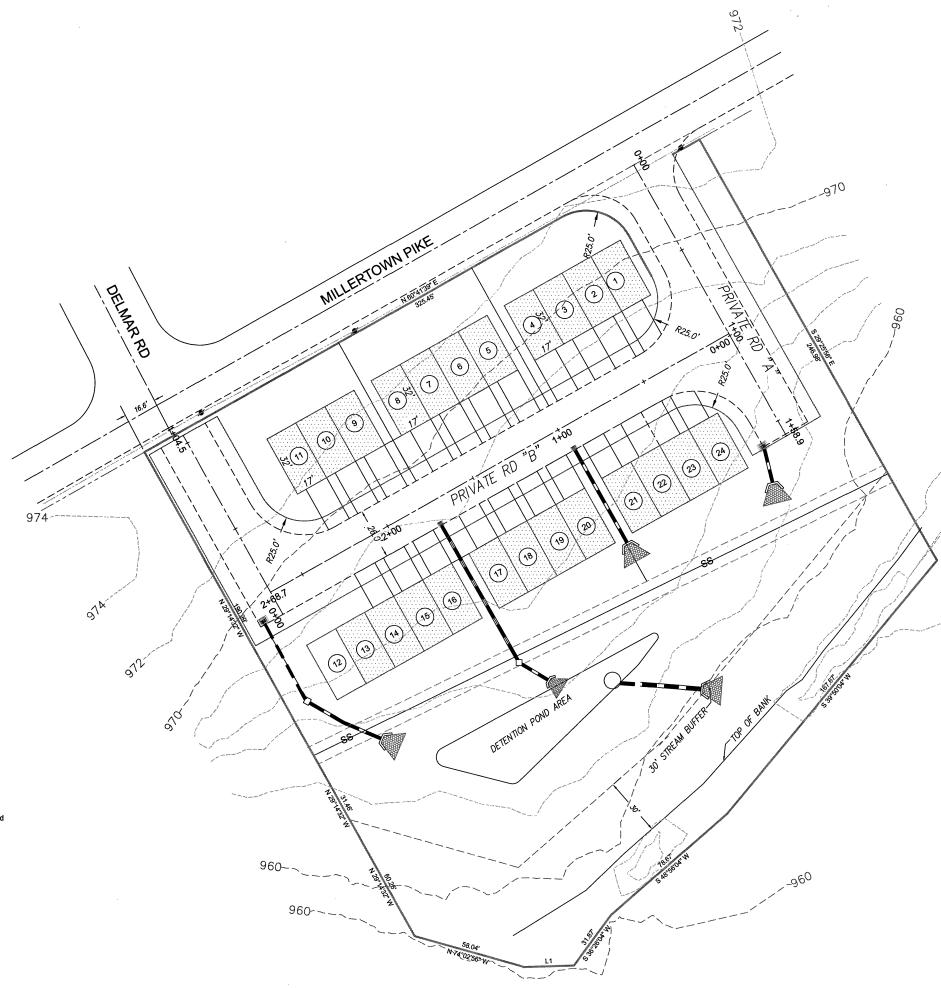
LINE	BEARING	DISTANCE
L1	S 88°18'04" W	25.62'



GRID

LEGEND

- ⊙ SMH SANITARY SEWER MANHOLE
- ⊙ WMH WATER MANHOLE
- ⊙ SDH STORM DRAIN MANHOLE
- ⊙ CB CATCH BASIN
- ⊙ SP SERVICE POLE
- ⊙ PFP POWER POLE
- ⊙ SWI SWIRE FIRE WIRE
- ⊙ FI FIRE HYDRANT
- ⊙ N IRRIGATION VALVE
- ⊙ MW MONITOR WELL
- ⊙ WM WATER METER
- ⊙ LS LIGHT STANDARD
- ⊙ CO CLEANOUT
- ⊙ EB ELECTRIC BOX
- ⊙ STP STAND PIPE
- ⊙ GM GAS METER
- ⊙ FL FLOOD LIGHT
- ⊙ R(O) IRON ROD (OLD)
- ⊙ R(N) IRON ROD (NEW)
- ⊙ CMP CORRUGATED METAL PIPE
- ⊙ RCP REINFORCED CONCRETE PIPE
- ⊙ W WATER LINE
- ⊙ G GAS LINE
- ⊙ OE OVERHEAD ELECTRIC
- ⊙ UE UNDERGROUND ELECTRIC
- ⊙ OP OVERHEAD PHONE LINE
- ⊙ UP UNDERGROUND PHONE LINE
- ⊙ OU OVERHEAD UTILITY LINE
- ⊙ UU UNDERGROUND UTILITY LINE
- ⊙ ND NATURAL DRAINAGE
- [S] SINK HOLE
- [C] CHECK DAM
- [H.C.] HANDICAP RAMP
- [O] STOP SIGN
- [S.F.] SALT FENCE
- [T.P.] TREE PROTECTION FENCING
- [] OPEN SPACE



Certification of Concept Plan by Registered Engineer

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 itemized and described in a report filed with the Planning Commission.

Registered Engineer: *[Signature]*
Tennessee License No. 76415918
Date: 1-14-2023

9-SA-23-C
07/17/2023

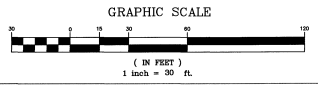
SITE UTILITIES ARE AVAILABLE

SANITARY SEWER : KUB
WATER : KUB
ELECTRIC : KUB
GAS : K.U.B.
TELEPHONE : BELL SOUTH

CURRENT OWNER

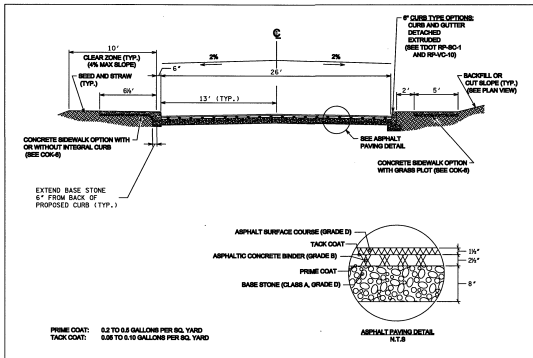
LOCKHART KENNETH W &
MEADE JOHN & BALLINGER
MIKE
3411 BOLES RD
KNOXVILLE, TN 37932

- SITE NOTES**
- CORNER MONUMENTS AS SHOWN HEREON
 - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR BOUNDARY LINES.
 - DEED REFERENCE: INSTRUMENT # 20210920020216
 - PROPERTY ID: PARCEL ID: 059ME005
 - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
 - TOTAL AREA: 2.24 ACRES INTO 6 LOTS, 22 UNITS
 - CURRENTLY ZONED: O
 - ZONE S-BUILDING SETBACKS:
 - FRONT YARD = 15'
 - SIDE = 15' UNLESS ABUTTING A RESIDENTIAL DISTRICT, THEN 25'
 - REAR YARD = 25' UNLESS ABUTTING A RESIDENTIAL DISTRICT, THEN 30' OR 20% OF LOT DEPTH, WHICHEVER IS LESS

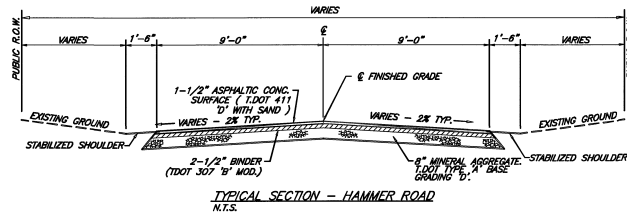


LeMAY AND ASSOCIATES PH: 865-671-0183 FAX: 865-671-0213
CONSULTING ENGINEERS 10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

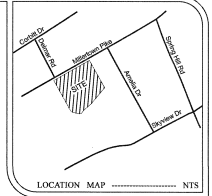
CONCEPT PLAN OF:		SHEET 1 OF 2	
MILLERTOWN VILLAS			
DISTRICT 7 * CITY OF KNOXVILLE * 4602 MILLERTOWN PIKE		KNOX COUNTY * TENNESSEE * PARCEL ID: 059ME005 * CITY BLK 32410	
DRAWN BY: RELJ	APPROVED BY: REL	DATE: 1-10-2023	LATEST REVISION: 7-14-2023
		SCALE: 1" = 30'	DRAWING NUMBER: 6105



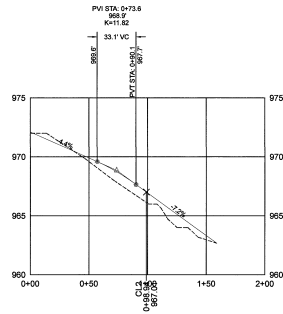
TYPICAL ROADWAY SECTION - LOCAL STREET
N.T.S.



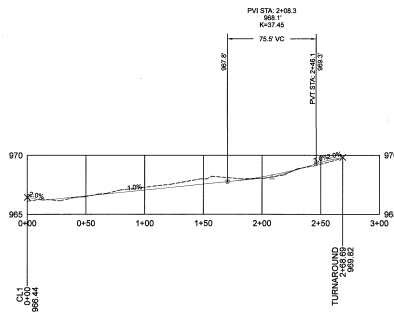
TYPICAL SECTION - HAMMER ROAD
N.T.S.



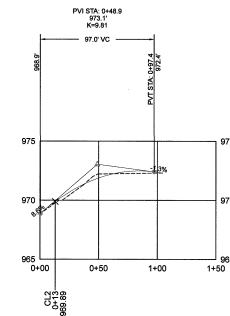
LOCATION MAP NTS



PRIVATE ROAD "A"



PRIVATE ROAD "B"



TURNAROUND

PROFILE SCALE: 1"=50' HORIZONTAL
1"=5' VERTICAL

SITE UTILITIES ARE AVAILABLE
SANITARY SEWER : KUB
WATER : KUB
ELECTRIC : KUB
GAS : KUB
TELEPHONE : BELL SOUTH

CURRENT OWNER
LOCKHART KENNETH W &
MIGUE JOHN & HALLINGER
MIK
341 BOLES RD
KNOXVILLE, TN 37932

LeMAY AND ASSOCIATES PH: 865-671-0183 FAX: 865-671-0213
CONSULTING ENGINEERS 10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

ROAD PROFILES		SHEET 2 OF 2	
MILLERTOWN VILLAS			
DISTRICT 7 • CITY OF KNOXVILLE • 4602 MILLERTOWN PIKE KNOX COUNTY • TENNESSEE • PARCEL ID: 059PMED005 • CITY BLK 32410			
DRAWN BY: REL#	APPROVED BY: REL	DATE: 1-10-2023	LATEST REVISION: SCALE: 1" = 30' DRAWING NUMBER: 6105



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

Mike Ballinger

Applicant Name

Affiliation

7/17/2023

Date Filed

9/14/2023

Meeting Date (if applicable)

9-SA-23-C

File Number(s)

CORRESPONDENCE

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

Richard LeMay LeMay and Associates

Name / Company

10816 Kingston Pk. Pk. Knoxville TN 37934

Address

865-671-0183 / rlemay2@lemayassociates.com

Phone / Email

CURRENT PROPERTY INFO

Kenneth Lockhart, John Meade & Mike

Owner Name (if different)

3411 Boles Rd Knoxville TN 37932

Owner Address

Owner Phone / Email

4602 MILLERTOWN PIKE

Property Address

59 M E 005

Parcel ID

2.15 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Millertown Pike, west of Amelia Road

General Location

City

Council District 4

O (Office)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

East City

Planning Sector

O (Office)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input 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

Millertown Villas	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	6 Total Number of Lots Created
Additional Information _____	
<input 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	\$700.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input 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	Mike Ballinger Please Print	7/17/2023 Date
---------------------	---------------------------------------	--------------------------

Phone / Email		
Property Owner Signature	Kenneth Lockhart, John Meade & Mike Ballinger Please Print	7/17/2023 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

MIKE BALLINGER

Applicant Name		Affiliation
7/14/2023	9/14/2023	File Number(s)
Date Filed	Meeting Date (if applicable)	

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

Richard LeMay	LeMay & Associates		
Name	Company		
10816 Kingston Pike	Knoxville	TN	37934
Address	City	State	ZIP
(865) 671-0183	rlemay@lemayassociates.com / rlemay2@lemayassociates.com		
Phone	Email		

CURRENT PROPERTY INFO

LOCKHART KENNETH W & MEADE JOHN & ⁺	3411 BOLES RD KNOXVILLE, TN 37932	(865)405-8123
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
4602 MILLERTOWN PIKE	059ME005	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

South side of Millertown Pike, west of Amelia Road	2.2 acres
General Location	Tract Size
<input checked="" type="checkbox"/> City <input type="checkbox"/> County 4th District	O (Office) Zoning District Agriculture/forestry/vacant land Existing Land Use
East City Planning Sector	O (Office) Sector Plan Land Use Classification N/A 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

Millertown Villas

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel

6
Total Number of Lots Created

Other (specify) Townhouse subdivision

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change Proposed Zoning

Plan Amendment Change Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify) _____

Pending Plat File Number

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
0102	\$700.00	
Fee 2		\$700.00
Fee 3		

AUTHORIZATION

Richard LeMay Jr. Digitally signed by Richard LeMay Jr.
Date: 2023.07.13 15:38:43 -04'00'

MIKE BALLINGER

7-13-2023

Applicant Signature

Please Print

Date

(865)671-0183

rlemay2@lemayassociates.com

Phone Number

Email

Mike Ballinger

Mike Ballinger

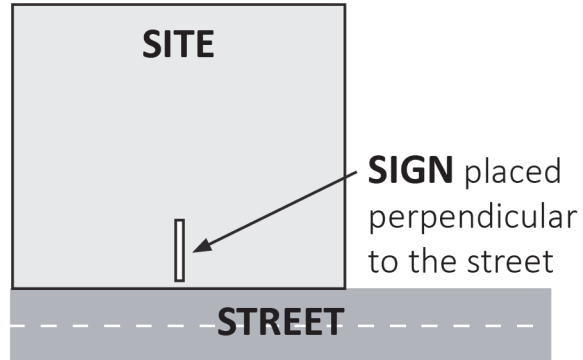
7-13-2023 SG, 07/17/2023

Property Owner Signature

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:

_____ 09/01/2023 _____ and _____ 09/15/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mike Ballinger

Date: 07/17/2023

File Number: 9-SA-23-C

- Sign posted by Staff
- Sign posted by Applicant