

**CASE SUMMARY**  
**APPLICATION TYPE: SUBDIVISION**

**CONCEPT PLAN**

**File Number:** 1-SG-03-C                               **Related File Number:** 1-I-03-UR  
**Application Filed:** 12/9/2002                       **Date of Revision:**  
**Applicant:** S & E PROPERTIES  
**Owner:** S & E PROPERTIES

**KNOXVILLE·KNOX COUNTY**  
**M P C**  
**METROPOLITAN**  
**P L A N N I N G**  
**COMMISSION**  
**T E N N E S S E E**  
Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**PROPERTY INFORMATION**

**General Location:** North side of Ball Camp Pk., east of Myloshane Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 90 188                               **Jurisdiction:** County  
**Size of Tract:** 3.96 acres  
**Accessibility:** Access is via Ball Camp Pk., an arterial street with a pavement width of 20' within a 50' right-of-way.

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant commercial building, 2 dwellings and vacant land  
**Surrounding Land Use:** Property in the area is zoned A agricultural, RA and PR residential and I industrial. Development consists of single family dwellings, a vacant commercial operation and vacant land.  
**Proposed Use:** Detached single family subdivision                               **Density:** 3.54 du/ac  
**Sector Plan:** Northwest County                       **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

**ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)**

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

**ZONING INFORMATION (where applicable)**

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Middlebrook Ridge  
**Surveyor:** Sullivan  
**No. of Lots Proposed:** 14      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Intersection grade variance from 1% to 2% at sta. 0+50 of Road D.  
**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Dan Kelly  
**Staff Recomm. (Abbr.):** APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard  
APPROVE the concept plan subject to 8 conditions  
**Staff Recomm. (Full):** 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).  
3. Conducting compaction testing in all fill areas associated with street construction and building sites per the requirements of the Knox County Department of Engineering and Public Works.  
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
5. Meeting all applicable requirements and obtaining all required permits as required by the approval of the first phase of this development 6-SC-02-C & 6-D-02-UR.  
6. Placing a note on the final plat that all lots will have access only to the internal street system.  
7. Meeting all requirements of the approved use on review development plan 1-I-03-UR.  
8. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

**Comments:** This is the second phase of a residential development that will contain 51 detached single family dwellings. The first phase of the project contained 17.03 acres divided into 37 lots. This phase of the development occupies 3.96 acres and it is proposed to be divided into 14 lots. Access to the second phase of the development will be provided by a street that was approved as part of phase one. The conditions of approval that were placed on that street when it was approved will still apply to this phase of the project.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

- 1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
- 2. The proposed detached single-family subdivision is consistent in use and density with the adjoining subdivisions.
- 3. Access to this project will be limited to Ball Camp Pk. via the internal road system of the project.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

- 1. The proposed detached single-family subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
- 2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 4 du/ac. At a proposed density of 3.54 du/ac, the proposed subdivision is consistent with the Sector Plan and the other development found in the area.

**MPC Action:** Approved

**MPC Meeting Date:** 1/9/2003

**Details of MPC action:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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**Summary of MPC action:** APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

APPROVE the concept plan subject to 8 conditions

**Date of MPC Approval:** 1/9/2003

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**