

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 12-SE-06-C                      **Related File Number:**  
**Application Filed:** 11/6/2006              **Date of Revision:**  
**Applicant:** BREAKTHROUGH CORPORATION  
**Owner:** BREAKTHROUGH CORPORATION THOMAS BEESON

KNOXVILLE-KNOX COUNTY

**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

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### PROPERTY INFORMATION

**General Location:** Northwest side of Maryville Pike, southwest of Woodson Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 122 K C 034                      **Jurisdiction:** County  
**Size of Tract:** 6.74 acres  
**Accessibility:** Access is via Maryville Pike, a minor arterial with 22' of pavement within a 60' right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Office & warehouse facility  
**Surrounding Land Use:** North: Residential / RA (Low Density Residential)  
South: Warehousing & Storage / CB (Business & Manufacturing)  
East: Warehouse & Residential / CA (General Business) & RA (Low Density Residential)  
West: Vacant & Residential / RA (Low Density Residential)  
**Proposed Use:** 12 detached residential lots & 1 commercial lot                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban 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:** CA (General Business) & RA (Low Density 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:** Breakthrough

**Surveyor:** Batson, Himes, Norvell & Poe

**No. of Lots Proposed:** 13                    **No. of Lots Approved:** 0

**Variances Requested:** 1. Vertical curve variance from 400' to 250'; sta 8+25.  
2. Vertical curve variance from 169.75' to 125'; sta 0+75.  
3. Curve radii variance on edge of pavement at the intersection of JPE and Maryville Pike, from 75' to 25'.

**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

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

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Kelley Schlitz

**Staff Recomm. (Abbr.):** APPROVE variances 1-3 because the site's shape restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to the following 8 conditions:

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
4. Provision of street names which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
5. Certification by the applicant's surveyor that there is 400 feet of sight distance in both directions along Maryville Pike at the subdivision entrance prior to issuance of grading permits.
6. Prior to the issuance of a grading permit, an off-site drainage easement from the adjoining property owner to the west may be required by the Knox County Department of Engineering and Public Works.
7. Paving the proposed joint permanent easement per the requirements of the Knox County Dept. of Engineering and Public Works.
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:** The applicant is proposing to subdivide this 6.75 acre site into 13 lots. The property is being developed by the Breakthrough Corporation which establishes campuses for individuals with Autism. The front 3 acres along Maryville Pike are zoned CA while the remaining 3.75 acres are zoned RA. The existing structure on the property will be converted into a treatment center and 12 homes will be constructed in order to accommodate the residents and their caregivers.

The applicant is proposing to have a single access onto Maryville Pike, despite the fact that the property has access to Thurman Ln., and Carolyn Ln. Staff would support an additional access to Carolyn Ln.; however, Thurman Ln., appears questionable. The Knox County Department of Engineering has raised a concern regarding the detention basin located behind lots 5-7. As a result, the applicant may have to obtain an off-site drainage easement from the adjoining property owner the west prior to issuance of a grading permit.

**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 can be provided to the site.
2. The proposed subdivision is consistent in use and density with the zoning and subdivision development in the area.

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

1. The proposed subdivision meets the standards for development within the CA (General Business) and RA (Low Density Residential) zones and all other requirements of the Knox County Zoning

Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan identifies this property for Commercial uses along Maryville Pike, and Low Density Residential uses toward the rear portion of the property. The site is located in the Urban Growth Area as shown on the Knoxville-Knox County-Farragut Growth Policy Plan.

**MPC Action:** Approved

**MPC Meeting Date:** 12/14/2006

**Details of MPC action:**

**Summary of MPC action:** APPROVE variances 1-3 because the site's shape restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to the following 8 conditions:

**Date of MPC Approval:** 12/14/2006

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

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

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Chancery Court

**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:**