

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**  
**CONCEPT PLAN**

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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**File Number:** 3-SA-15-C                      **Related File Number:** 3-I-15-UR  
**Application Filed:** 1/12/2015              **Date of Revision:**  
**Applicant:** FIRST NATIONAL BANK OF ONEIDA

## PROPERTY INFORMATION

**General Location:** South side of Millertown Pk., east of Ellistown Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 51 B B 052                      **Jurisdiction:** County  
**Size of Tract:** 17.76 acres  
**Accessibility:** Access is via Millertown Pk., a minor arterial street with a pavement width of 20' within a 40' wide right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Partially developed subdivision  
**Surrounding Land Use:** Property in the area is PR residential, CA commercial and A agricultural. Development in the area consists of detached dwellings and a former convenience store.  
**Proposed Use:** Requesting removal of a condition requiring sidewalks/trails in the subdivision                      **Density:** 3.66 du/ac  
**Sector Plan:** Northeast 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: Ely Park  
No. of Lots Proposed: 0 No. of Lots Approved: 0  
Variances Requested: None  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Dan Kelly  
Staff Recomm. (Abbr.): WITHDRAW the concept plan application as requested by the applicant's representative  
Staff Recomm. (Full):

Comments: In 2010 a concept plan and use on review was approved for the proposed Ely Park Subdivision. The plan as approved would have permitted up to 279 dwellings on individual lots. In addition the plan called for an amenities area that would contain both active and passive recreational activities. The approved plan also required that sidewalks be constructed adjoining all of the primary streets, A, B, C & F, in the proposed development. The subdivision has now been partially developed, and a number of houses have been built and sold in the project. The sidewalks that were required as part of the approved use-on-review have not been constructed. Based on the approved plan, sidewalks are required on each of the developed streets. This project has gone into bankruptcy and the applicant is trying to close the project out with Knox County.

This applicant is requesting to be relieved of the responsibility of constructing the sidewalks as required by the approved plan. Their representative has stated that it would be very difficult to construct the sidewalks at this time due to the location utilities, lamp posts and mail boxes. After visiting the site, staff can understand the difficulty that trying to retrofit the sidewalks into the project would cause. However, staff is not prepared to give up on the sidewalk requirement in totality. As previously noted, the approved concept plan was for a site that contained over 76 acres. Only 17 acres of the site has been developed.. Staff believes that the remainder will be developed eventually and the option for pedestrian connections need to be maintained. Staff will recommend approval of the applicants request to eliminate the requirement for sidewalks with one exception. We recommend that the applicant be required to construct the sidewalk along Palace Green Rd. from its intersection with Ely Park Ln. to its terminus. Staff makes this recommendation because Palace Green Rd. will be a major spine road when the remainder of the site is developed. Secondly, there have been very few houses built on Palace Green Rd., which should make the sidewalk construction easier. With this recommendation, staff believes a strong pedestrian connection in this and the future development can be achieved.

Action: Denied (Withdrawn) Meeting Date: 3/12/2015

Details of Action:

Summary of Action:

Date of Approval: Date of Denial: Postponements:

Date of Withdrawal: 3/12/2015 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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**