

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 5-SD-13-C                      Related File Number: 5-E-13-UR  
Application Filed: 3/25/2013              Date of Revision:  
Applicant: MIDDLEBROOK PIKE DEVELOPMENT, LLC

## PROPERTY INFORMATION

General Location: Northeast side of Middlebrook Pk., northwest of Hoyle Beals Dr.  
Other Parcel Info.:  
Tax ID Number: 104 189 & 189.01                      Jurisdiction: County  
Size of Tract: 21.17 acres  
Accessibility: Access is via Middlebrook Pk., a four lane, median divide, arterial street

## GENERAL LAND USE INFORMATION

Existing Land Use: One dwelling and vacant land  
Surrounding Land Use: The southern boundary of the site adjoins Trails End Subdivision. A Knox County park adjoins the site on the east and north. Zoning in the area is PR residential, A agricultural, PC and CA commercial.  
Proposed Use: Detached dwellings                      Density: 3.50 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:** Meadowview  
**No. of Lots Proposed:** 74      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Horizontal curve radius variance from 250' to 140' at sta. 10+50 of Road B  
**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

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

**PLANNING COMMISSION ACTION AND DISPOSITION**

**Planner In Charge:** Dan Kelly  
**Staff Recomm. (Abbr.):** APPROVE variances 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

**Staff Recomm. (Full):** APPROVE the Concept Plan subject to 10 conditions  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102)  
3. Prior to final plat approval, record a line of sight easement across Lot 41 in order to provide the needed sight distance for the curve in Road B  
4. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.  
5. Constructing an east bound left turn lane in the median of Middlebrook Pk. and making other improvements to the road/median as required by the Tenn. Department of Transportation and/or the Knox County Department of Engineering and Public Works  
6. Obtaining a street connection permit from the Tennessee Department of Transportation.  
7. The driveway of the existing house on the site tying into the new internal street only  
8. Construction of a 5 foot wide sidewalk with a minimum of a 2 foot planting strip on one side of every street in the project. All sidewalk construction is to comply with the requirements of the Americans With Disabilities Act. Construction of the sidewalks is to be done concurrently with the construction of the roads within the development  
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm drainage system and any commonly held assets..  
10. 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 21.17acre site into 74 lots. The site was rezoned earlier this year to PR (Planned Residential) at up to 5 dwellings per acre. The site is located within the "parental responsibility zone" for Ball Camp Elementary School. The developer will provide sidewalks with the development which will tie to an existing sidewalk on Middlebrook Pk. Access improvements will be required at the entrance to the project from Middlebrook Pk. The current median opening will need to be enlarged and a left turn lane will need to be constructed.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

**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 water and sewer will be provided to this site.
- 2. The proposed detached residential subdivision at a density of 3.50 du/ac, is consistent in use and density with the approved zoning of the property.

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

ORDINANCE

1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 5.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.50 du/ac is consistent with the Sector Plan and the proposed zoning designation.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved as Modified

**Meeting Date:** 5/9/2013

**Details of Action:**

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- 6. Obtaining a street connection permit from the Tennessee Department of Transportation.
- 7. The driveway of the existing house on the site tying into the new internal street. (modified by MPC 5-9-13)
- 8. Construction of a 5 foot wide sidewalk with a minimum of a 2 foot planting strip on one side of every street in the project. All sidewalk construction is to comply with the requirements of the Americans With Disabilities Act. Construction of the sidewalks is to be done concurrently with the construction of the roads within the development
- 9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm drainage system and any commonly held assets..
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**Summary of Action:**

APPROVE variances 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 10 conditions

**Date of Approval:** 5/9/2013

**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:**