

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 7-SG-26-C

Related File Number: 7-F-26-DP

Application Filed: 5/26/2026

Date of Revision:

Applicant: KEN BOWMAN

PROPERTY INFORMATION

General Location: Northwest side of Avashire Ln, northeast side of Middlebrook Pike

Other Parcel Info.:

Tax ID Number: 104 18903

Jurisdiction: County

Size of Tract: 1.56 acres

Accessibility: Access is via Middlebrook Pike, a state-owned major arterial with four lanes divided by a median within a 118-ft right-of-way. Access is also via Avashire Lane, an unstriped local street with 26 ft of pavement width within a 46-ft right-of-way, and via a proposed access easement off of Avashire Lane.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use: North: Single family residential - PR (Planned Residential) up to 5 du/ac
South: Agriculture/forestry/vacant land - A (Agricultural)
East: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 5 du/ac, OB (Office, Medial, and Related Uses)
West: Single family residential - A (Agricultural)

Proposed Use: Two-lot subdivision

Density: 3.26 du/ac

Planning Sector: Northwest County

Plan Designation: SMR (Suburban Mixed Residential), HP (Hillside Ridgeway P

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 1711 AVASHIRE LN

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 5 du/ac

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: Resubdivision of Lot 1 of Middlebrook Pike Development

No. of Lots Proposed: 2 No. of Lots Approved: 0

Variances Requested: None.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the requested modification to condition #7 of the Middleton Park concept plan (5-SD-13-C) to allow Lot 1R1 to access Middlebrook Pike without additional access to Avashire Lane, subject to 3 conditions.

Staff Recomm. (Full):
1) Obtaining the necessary entrance permit from TDOT prior to issuance of a building permit for Lot 1R1.
2) Providing the transportation easement to TDOT during the entrance application.
3) Providing an access easement across Lot 1R for Lot 1R1, as shown on the plan.

Comments: This request is to subdivide this 1.5-acre property into two lots: one for the existing house on approximately 40,000 sqft, and another with 27,600 sqft for a new house. Access to Lot 1R1 for the new house is via an access easement through Lot 1R to an existing curb cut on the Middlebrook Pike frontage. Because the concept plan for the Middleton Park subdivision included a condition that the existing house connect its driveway to Avashire Lane, any future subdivision of the lot is also subject to this condition. The applicant is proposing to modify this condition so that Lot 1R1 does not have to also connect its driveway to Avashire Lane. Middlebrook Pike is a state route, and TDOT has not objected to the new lot's use of the existing curb cut.

Action: Approved with Conditions

Meeting Date: 7/9/2026

Details of Action:

Summary of Action: Approve the requested modification to condition #7 of the Middleton Park concept plan (5-SD-13-C) to allow Lot 1R1 to access Middlebrook Pike without additional access to Avashire Lane, subject to 3 conditions.

Date of Approval: 7/9/2026

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: