

▶ **FILE #:** 12-SE-06-C

**AGENDA ITEM #:** 20

**AGENDA DATE:** 12/14/2006

▶ **SUBDIVISION:** BREAKTHROUGH

▶ **APPLICANT/DEVELOPER:** BREAKTHROUGH CORPORATION

**OWNER(S):** THOMAS BEESON BREAKTHROUGH CORPORATION

**TAX IDENTIFICATION:** 122 K C 034

**JURISDICTION:** County Commission District 9

▶ **LOCATION:** Northwest side of Maryville Pike, southwest of Woodson Dr.

**SECTOR PLAN:** South County

**GROWTH POLICY PLAN:** Urban Growth Area

▶ **APPROXIMATE ACREAGE:** 6.74 acres

▶ **ZONING:** CA (General Business) & RA (Low Density Residential)

▶ **EXISTING LAND USE:** Office & warehouse facility

▶ **PROPOSED USE:** 12 detached residential lots & 1 commercial lot

**SURROUNDING LAND USE AND ZONING:**  
 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)

▶ **NUMBER OF LOTS:** 13

**SURVEYOR/ENGINEER:** Batson, Himes, Norvell & Poe

**ACCESSIBILITY:** Access is via Maryville Pike, a minor arterial with 22' of pavement within a 60' right of way.

▶ **SUBDIVISION VARIANCES REQUIRED:**  
 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'.

**STAFF RECOMMENDATION:**

▶ **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:

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's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



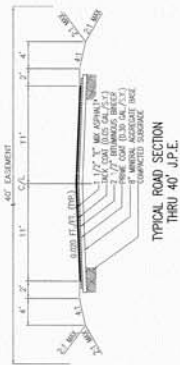
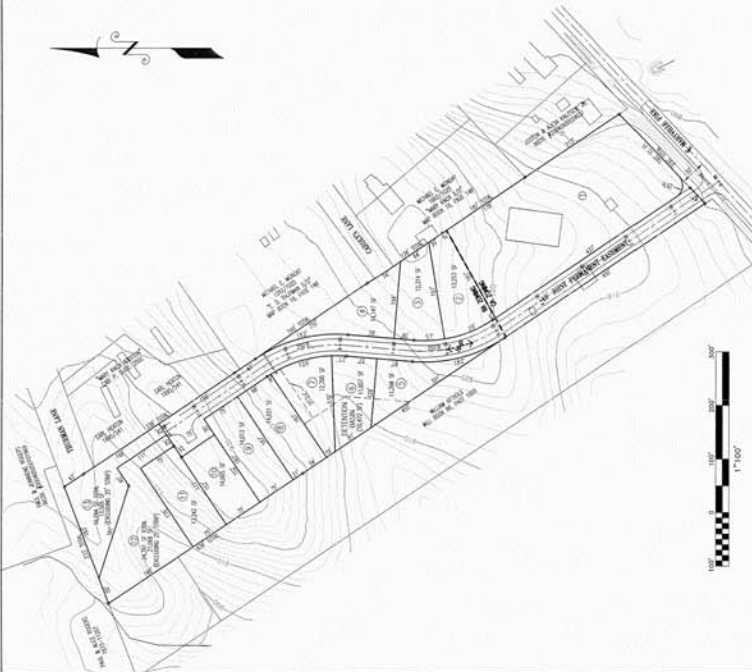
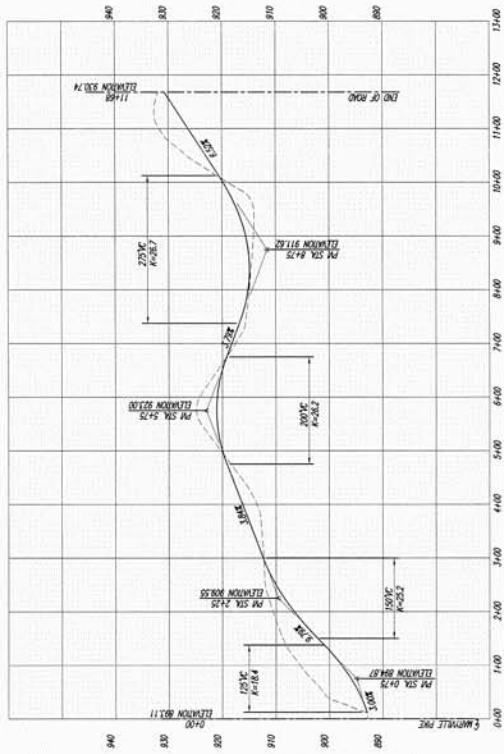


- NOTES:
1. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE IN THE FINAL PLAN.
  2. ALL DIMENSIONS, OFFSETS AND CONSTRUCTION DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
  3. A 12" UNIFORM GRADE SHALL BE MAINTAINED THROUGHOUT THE ENTIRE PROJECT UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED.
  5. THE PROPERTY IS ZONED R-1A.
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PROFESSIONAL ENGINEER  
 STATE OF TENNESSEE  
 LICENSE NO. 1116404  
 DAVID B. FRAZIER  
 10/2/2006

PROJECT NAME	CONCEPT PLAN FOR BREAKTHROUGH CORPORATION - MARVILLE PIPE
SCALE	1" = 100'
DATE	10/27/06
PROJECT NO.	2006110804193
CONTOUR INTERVAL	2'



\* 12" MIN REQUIRED IF ROAD DRAIN IS USED OR CANTER

OWNER/DEVELOPER:  
 BREAKTHROUGH CORPORATION  
 107 W. MAIN ST., SUITE 301  
 KNOX, TN 37902  
 PHONE: (865) 521-4230

CONCEPT PLAN

REVISIONS

18-SS-16-C

ENGINEER:  
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