



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 9-SA-06-C

**AGENDA ITEM #:** 18

**AGENDA DATE:** 9/14/2006

▶ **SUBDIVISION:** BRICKYARD ESTATES

▶ **APPLICANT/DEVELOPER:** BETHEL DEVELOPMENT

**OWNER(S):** BETHEL DEVELOPMENT

**TAX IDENTIFICATION:** 56 136

**JURISDICTION:** County Commission District 6

▶ **LOCATION:** Northwest side of W. Beaver Creek Dr., northeast side of Brickyard Rd.

**SECTOR PLAN:** North County

**GROWTH POLICY PLAN:** Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 10.09 acres

▶ **ZONING:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:**  
North: Residences and vacant land / RA (Low Density Residential) & A (Agricultural)  
South: Residences / PR (Planned Residential) & RA (Low Density Residential)  
East: Residences and vacant land / RA (Low Density Residential)  
West: Residences / RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 8

**SURVEYOR/ENGINEER:** Robert G. Campbell and Associates

**ACCESSIBILITY:** Access is via Brickyard Rd., a major collector street with a 21' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject to 9 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
3. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System in Knox County (County Ord. 91-1-102).
4. Design of the proposed entry gate location and turnaround area is subject to approval of the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision. The gate shall also be designed to allow for access of emergency vehicles.
5. Prior to final plat approval, posting a bond with and in an amount acceptable to the Knox County Department of Engineering and Public Works to cover the cost of sidewalks along the property frontage of both W. Beaver Creek Dr. and Brickyard Rd. If the sidewalks are not constructed within five years of the issuance of the bond, the bond shall be released.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

7. Prior to final plat approval, establish a homeowners association for the purpose of maintaining the Joint Permanent Easement, stormwater drainage facilities and any other commonly held assets.
8. Placing a note on the final plat that all lots will have access only to the internal street system.
9. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

**COMMENTS:**

The applicant is proposing to subdivide this 10.09 acre tract into 8 lots at a density of 0.79 du/ac. The property which is zoned RA (Low Density Residential) has a minimum lot size requirement of 10,000 square feet. Lot sizes within the subdivision range from 1.01 to 1.27 acres in size. Access to the lots within the subdivision will be provided by a 40' wide Joint Permanent Easement (JPE) with a 24' pavement width. The JPE will be a gated private street. The final design of the proposed entry gate location and turnaround area will be subject to approval of the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision. The gate shall also be designed to allow for access of emergency vehicles.

Since the property is located within the Parental Responsibility Zone of the Knox County School System, Staff is recommend a condition that the developer post a bond with and in an amount acceptable to the Knox County Department of Engineering and Public Works to cover the cost of sidewalks along the property frontage of both W. Beaver Creek Dr. and Brickyard Rd. If the sidewalks are not constructed within five years of the issuance of the bond, the bond would be released.

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.

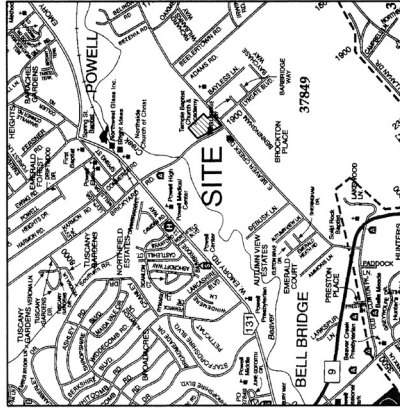


**CONCEPT PLAN**  
**BRICKYARD ESTATES**  
**DISTRICT NO. SIX**  
**KNOX COUNTY, TENNESSEE**

**CLT: 056**  
**PART OF PARCEL: 136**

DEVELOPER:  
 BETHEL DEVELOPMENT  
 1212 HOSS ROAD  
 POWELL, TN 37849  
 PHONE: 865-384-8124  
 CONTACT: STEVE BETHEL

ENGINEER:  
 ROBERT G. CAMPBELL  
 AND ASSOCIATES, L.P.  
 105 ALBERT LANE  
 KNOXVILLE, TN 37938  
 PHONE: 865-947-5996



LOCATION MAP



**ROBERT G. CAMPBELL & ASSOCIATES, L.P.**  
**CONSULTING ENGINEERS**  
**KNOXVILLE, TENNESSEE**

CERTIFICATION OF CONCEPT PLAN  
 I HEREBY CERTIFY THAT I, THE ENGINEER, AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE, AND I FURTHER CERTIFY THAT THE STATEMENTS AND DATA CONTAINED HEREIN AND THE STATEMENTS AND DATA CONTAINED HEREIN CONFORM TO ALL APPLICABLE PROVISIONS OF THE PLANNING AND ZONING CODES OF THE STATE OF TENNESSEE AND THE PLANNING COMMISSION.  
 BEEN EXAMINED AND DISCUSSED IN A REPORT WITH THE PLANNING COMMISSION.

SURVEYOR  
*Robert G. Campbell*  
 TENNESSEE CERTIFICATE NO. 1947



9-SA-06-C  
**CONCEPT PLAN**

REVISED  
 9/1/06

