



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

▶ **FILE #:** 5-SB-11-C

AGENDA ITEM #: 11

AGENDA DATE: 5/12/2011

▶ **SUBDIVISION:** MIDDLEBROOK ACRES

▶ **APPLICANT/DEVELOPER:** BILL MCSPADDEN

OWNER(S): M A Schubert, Trustees

TAX IDENTIFICATION: 119 D C 004

JURISDICTION: County Commission District 3

▶ **LOCATION:** West side of Ruskin Dr., south side of Roswell Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 12.39 acres

▶ **ZONING:** RB (General Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: Property in the area is zoned RB and RA residential and has been developed with detached residential subdivisions

▶ **NUMBER OF LOTS:** 8

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via Ruskin Dr., a local street with a pavement width of 26' within a 50' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **WITHDRAW** as requested by the applicant

COMMENTS:

Due to the existence of a sinkholes in the area, development of the site as proposed would not be feasible. The applicant will pursue other development alternatives.

ESTIMATED TRAFFIC IMPACT 102 (average daily vehicle trips)

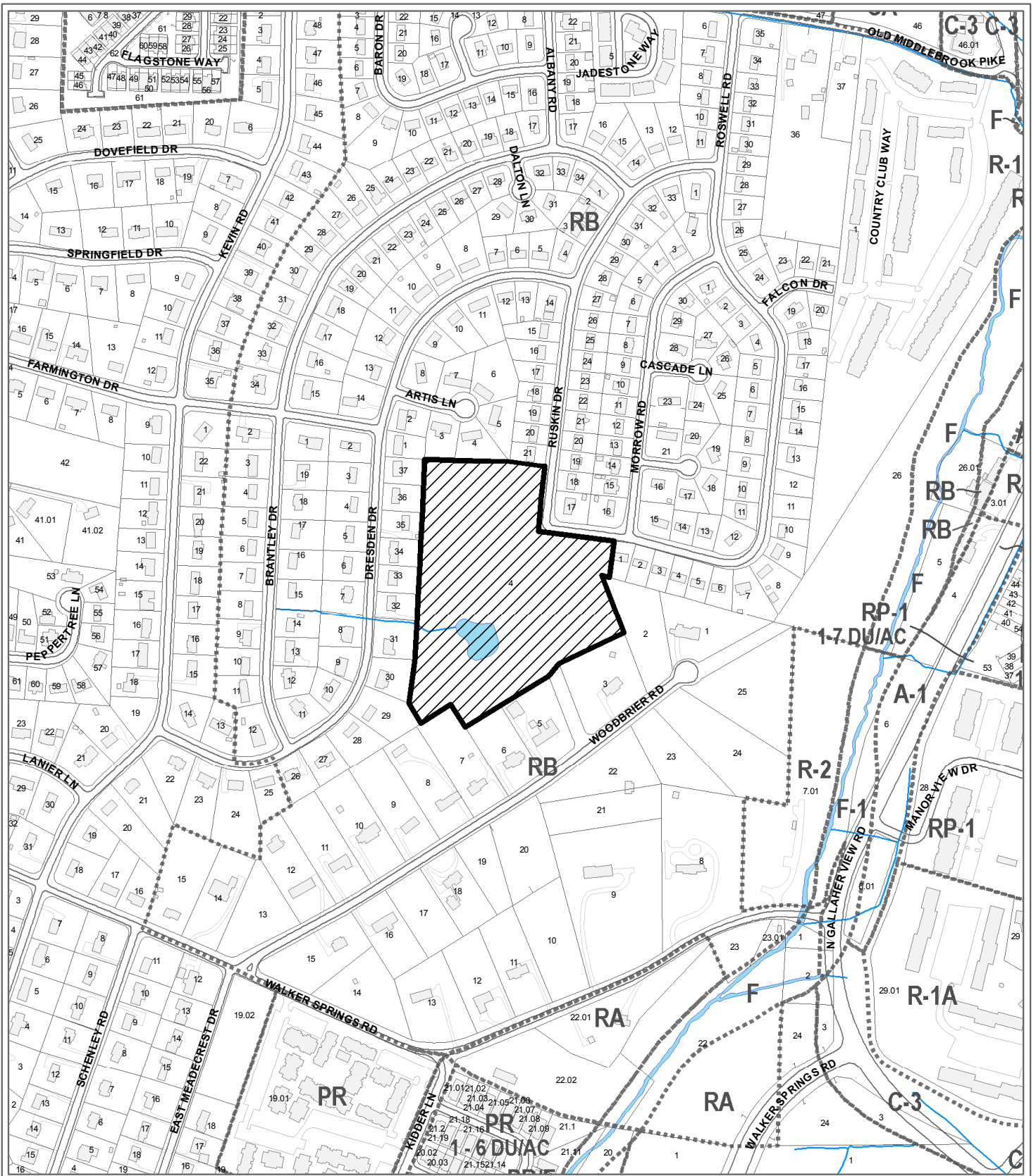
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 4 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Cedar Bluff Elem./Intermediate, Cedar Bluff Middle, and Bearden High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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.



**5-SB-11-C
CONCEPT PLAN**

Subdivision: Middlebrook Acres



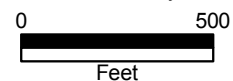
Approval of Concept Plan

Map No: 119

Jurisdiction: County

Original Print Date: 4/25/2011
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:





LOCATION MAP
NTS



NTS

UTILITIES:
SANTANEY W. ONE 8" W. 12" W. 12" W. 12"
ELEC. ONE 8" W. 12" W. 12" W. 12"
TELEPHONE 1" BELLSOUTH
CABLE 1" COMCAST

OWNER:
GULPTAR INC.
2530 BROADWAY
KNOXVILLE, TN 37921
PH: 865-386-1985

CONCEPT PLAN
MIDDLEBROOK ACRES UNIT 3
DISTRICT 6 - KNOX COUNTY - TENNESSEE
WARD 25 - CITY OF KNOXVILLE CITY BLOCK 3246
DATE: 09-21-2011
SCALE: 1" = 100'
SHEET 1 OF 2

PH: 865-671-0183 FAX: 865-671-0213
LeMAY AND ASSOCIATES 10816 KINGSTON PIKE
CONSULTING ENGINEERS KNOXVILLE, TENNESSEE 37922



GRAPHIC SCALE
0 20 40
FEET



LE MAY
ASSOCIATES
CONSULTING ENGINEERS
10816 KINGSTON PIKE
KNOXVILLE, TN 37922
PH: 865-671-0183
FAX: 865-671-0213
WWW.LEMAYANDASSOCIATES.COM

- SITE NOTE:**
- CONTR. DIMENSIONS AS SHOWN HEREON
 - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - ALL UTILITIES AND FOUNDATIONS TO BE LOCATED BY ALL APPLICABLE EMBARTITE DETECTORS AND TO BE MARKED WITH REFLECTOR PINS AT ALL INTERVALS.
 - DEED REFERENCE: DEED REFERENCE DEED BOOK 1564, PG. 263
 - PARCEL ID: 119D-C-004
 - PROPERTY ZONED: P19
 - RESTRICTIONS OF RECORD.
 - TOTAL LOTS: 14
 - TOTAL ACRES: 43.89 ACRES (SEE SHEET 2)
 - VERTICAL CURVE (R.O.C.S.)