



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

▶ **FILE #:** 3-SA-15-C
3-I-15-UR

AGENDA ITEM #: 8
AGENDA DATE: 3/12/2015

▶ **SUBDIVISION:** ELY PARK
▶ **APPLICANT/DEVELOPER:** FIRST NATIONAL BANK OF ONEIDA
OWNER(S): First National Bank of Onedia

TAX IDENTIFICATION: 51 B B 052 [View map on KGIS](#)
JURISDICTION: County Commission District 8
STREET ADDRESS:

▶ **LOCATION:** South side of Millertown Pk., east of Ellistown Rd.

SECTOR PLAN: Northeast County
GROWTH POLICY PLAN: Planned Growth Area
WATERSHED: Legg Creek & Strong Creek

▶ **APPROXIMATE ACREAGE:** 17.76 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Partially developed subdivision

▶ **PROPOSED USE:** Requesting removal of a condition requiring sidewalks/trails in the subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is PR residential, CA commercial and A agricultural. Development in the area consists of detached dwellings and a former convenience store.

▶ **NUMBER OF LOTS:** 0

SURVEYOR/ENGINEER: Ward Land Surveying, LLC

ACCESSIBILITY: Access is via Millertown Pk., a minor arterial street with a pavement width of 20' within a 40' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **WITHDRAW** the concept plan application as requested by the applicant's representative

▶ **APPROVE** the applicants use on review request for relief from the requirement to construct sidewalks in the Ely Park Subdivision with exceptions subject to 4 conditions

1. Eliminate condition #4 from 3-B-10-UR regarding sidewalks and pedestrian connections.
2. Provide a sidewalk along one side of Palace Green Rd. from Ely Park Ln. to the terminus of Palace Green Ln.
3. Sidewalks are to be constructed to a minimum width of 5' with a 2' planting strip behind the curb. All

sidewalk construction id to be compliant with the requirements of the Americans With Disabilities Act.
4. Meeting all other requirements of the previously approved use-on-review 3-B-10-UR

COMMENTS:

In 2010 a concept plan and use on review was approved for the proposed Ely Park Subdivision. The plan as approved would have permitted up to 279 dwellings on individual lots. In addition the plan called for an amenities area that would contain both active and passive recreational activities. The approved plan also required that sidewalks be constructed adjoining all of the primary streets, A, B, C & F, in the proposed development. The subdivision has now been partially developed, and a number of houses have been built and sold in the project. The sidewalks that were required as part of the approved use-on-review have not been constructed. Based on the approved plan, sidewalks are required on each of the developed streets. This project has gone into bankruptcy and the applicant is trying to close the project out with Knox County.

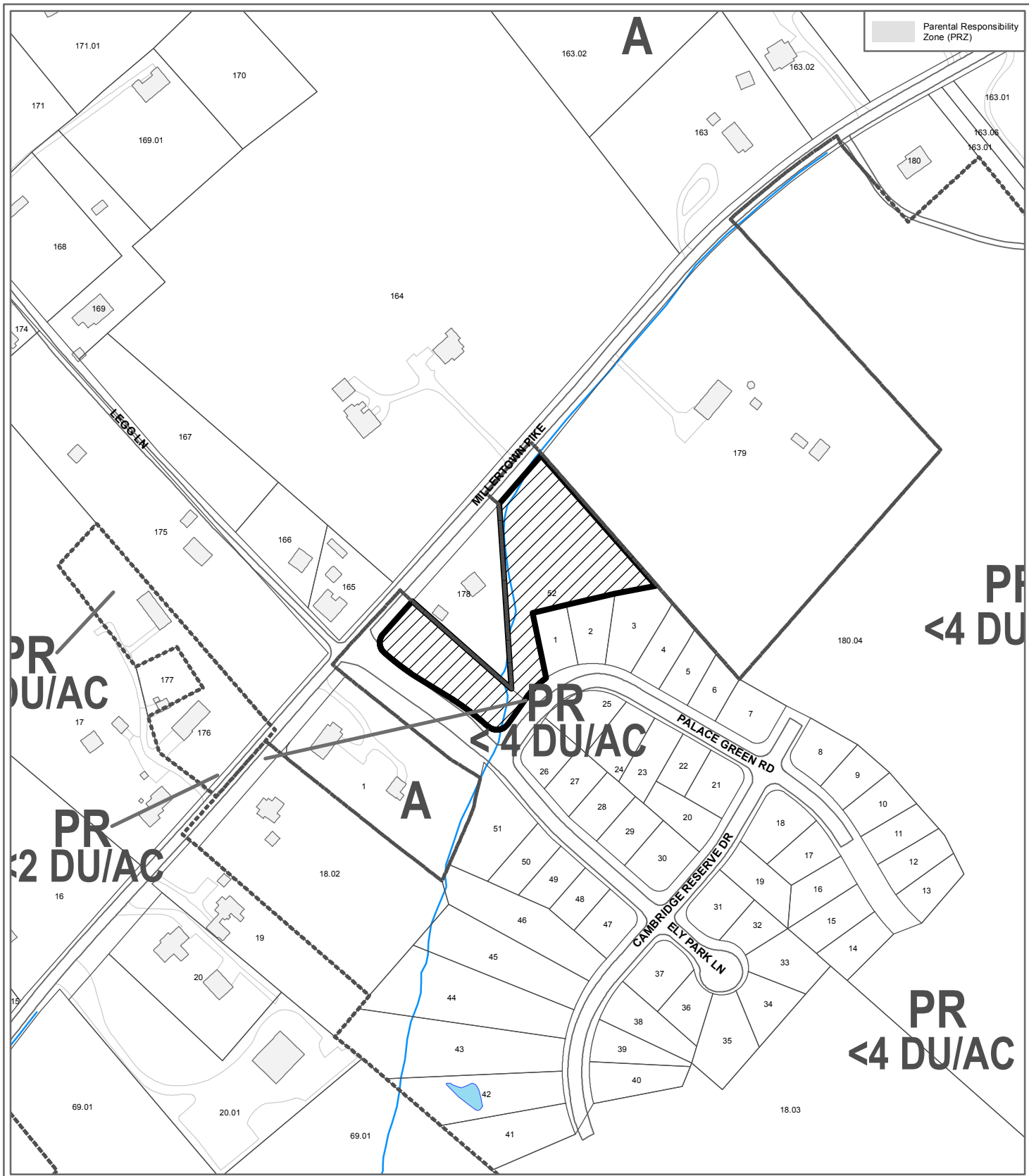
This applicant is requesting to be relieved of the responsibility of constructing the sidewalks as required by the approved plan. Their representative has stated that it would be very difficult to construct the sidewalks at this time due to the location utilities, lamp posts and mail boxes. After visiting the site, staff can understand the difficulty that trying to retrofit the sidewalks into the project would cause. However, staff is not prepared to give up on the sidewalk requirement in totality. As previously noted, the approved concept plan was for a site that contained over 76 acres. Only 17 acres of the site has been developed.. Staff believes that the remainder will be developed eventually and the option for pedestrian connections need to be maintained. Staff will recommend approval of the applicants request to eliminate the requirement for sidewalks with one exception. We recommend that the applicant be required to construct the sidewalk along Palace Green Rd. from its intersection with Ely Park Ln. to its terminus. Staff makes this recommendation because Palace Green Rd. will be a major spine road when the remainder of the site is developed. Secondly, there have been very few houses built on Palace Green Rd., which should make the sidewalk construction easier. With this recommendation, staff believes a strong pedestrian connection in this and the future development can be achieved.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

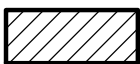
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**3-SA-15-C / 3-I-15-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: First National Bank of Oneida
Ely Park



Requesting removal of a condition requiring sidewalks/trails in the subdivision in PR (Planned Residential)

Original Print Date: 2/20/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

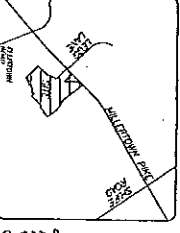
Map No: 51
Jurisdiction: County



- 1) THE PROPERTY IS ZONED IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA.
- 2) THE PROPERTY IS CURRENTLY OCCUPIED BY THE FOLLOWING BUSINESS:
- 3) THE PROPERTY IS CURRENTLY OCCUPIED BY THE FOLLOWING BUSINESS:
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- 19) THE PROPERTY IS CURRENTLY OCCUPIED BY THE FOLLOWING BUSINESS:
- 20) THE PROPERTY IS CURRENTLY OCCUPIED BY THE FOLLOWING BUSINESS:

Carraher & Ward, LLC
James Carraher, President
James Ward, President
James Carraher, President
James Ward, President

CARRAHER & WARD, LLC
 LICENSED PROFESSIONAL ARCHITECTS - PROFESSIONAL DESIGNERS
 P.O. BOX 3812 / ARLINGTON, VA 22208-3812
 OFFICE: 703.261.0200 FAX: 703.261.0208

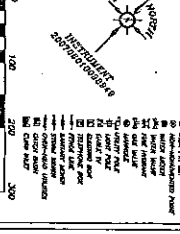
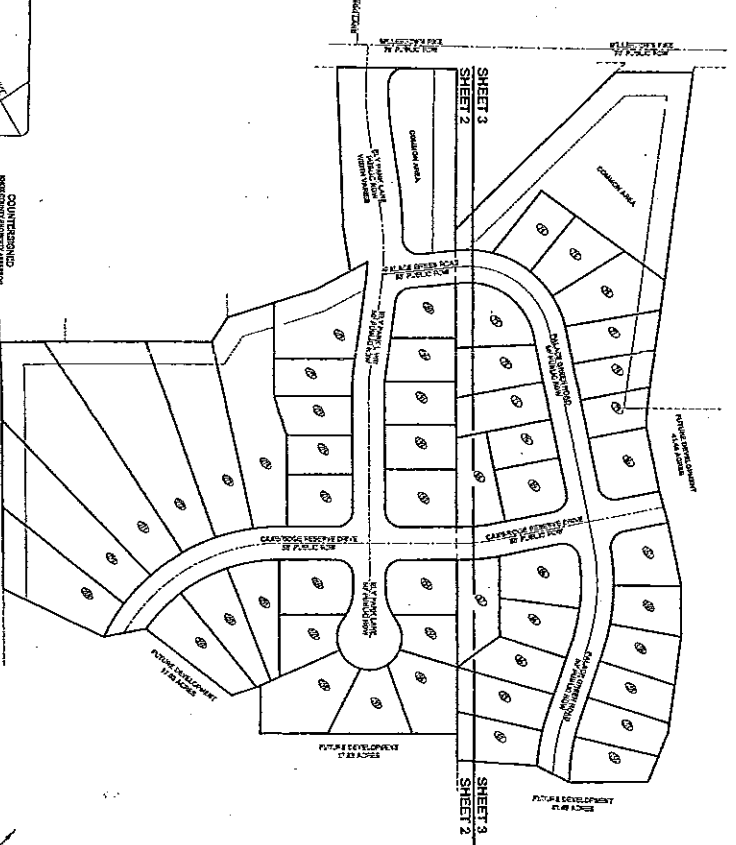


CONTRACTOR: *Carraher & Ward, LLC*
 DATE: JAN 12 2011
 BY: *James Carraher*

OWNER	DATE	SCALE
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FINAL PLAT
OF
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 3-5C-10A-F



ELLY PARK PHASE 1
 3-5C-10A-F

3-SA-15-C
 3-I-15-UR