



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 7-SG-26-C
7-F-26-DP

AGENDA ITEM #: 43
AGENDA DATE: 7/9/2026

▶ **SUBDIVISION:** RESUBDIVISION OF LOT 1 OF MIDDLEBROOK PIKE DEVELOPMENT
▶ **APPLICANT/DEVELOPER:** KEN BOWMAN
OWNER(S): Ken Bowman

TAX IDENTIFICATION: 104 18903 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1711 AVASHIRE LN

▶ **LOCATION:** Northwest side of Avashire Ln, northeast side of Middlebrook Pike

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 1.56 acres

▶ **ZONING:** PR (Planned Residential) up to 5 du/ac

PLACE TYPE: SMR (Suburban Mixed Residential), HP (Hillside Ridgetop Protection)

▶ **EXISTING LAND USE:** Single Family Residential

▶ **PROPOSED USE:** Detached single family subdivision

SURROUNDING LAND USE AND ZONING:
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)

▶ **NUMBER OF LOTS:** 2

SURVEYOR/ENGINEER: Ned Ferguson Professional Land Systems

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.

▶ **SUBDIVISION VARIANCES REQUIRED:** None.

STAFF RECOMMENDATION:

▶ **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.**

- 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.

► **Approve the development plan up to two detached residential lots, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) If during permitting or construction, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the property owner, the property owner will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

With the noted conditions, this plan meets the requirements for approval in the PR district and the criteria for a development 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.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In exercising its administrative judgment, the Planning Commission shall determine whether the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

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

- A. The subject property is within a 22.4-acre PR (Planned Residential) zone allowing up to 5 du/ac zoning district that has been constructed. This PR district includes the subject house lot and 71 lots in the Middleton Park Subdivision. The gross density, including the additional lot (73 lots), is 3.26 du/ac. The density of the subject property is 1.29 du/ac.
- B. The PR zone allows houses as a permitted use.
- C. The proposed setbacks are consistent with the PR zone and surrounding development.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. The proposed house lots are compatible with the other residences in the area, consistent with Implementation Policy 2, to ensure that development is sensitive to existing community character.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

- A. The property is classified as the SMR (Suburban Mixed Residential) place type. Single-family residential is the primary use in the SMR place type.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage, and other public facilities and services. This proposal aligns with these goals.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

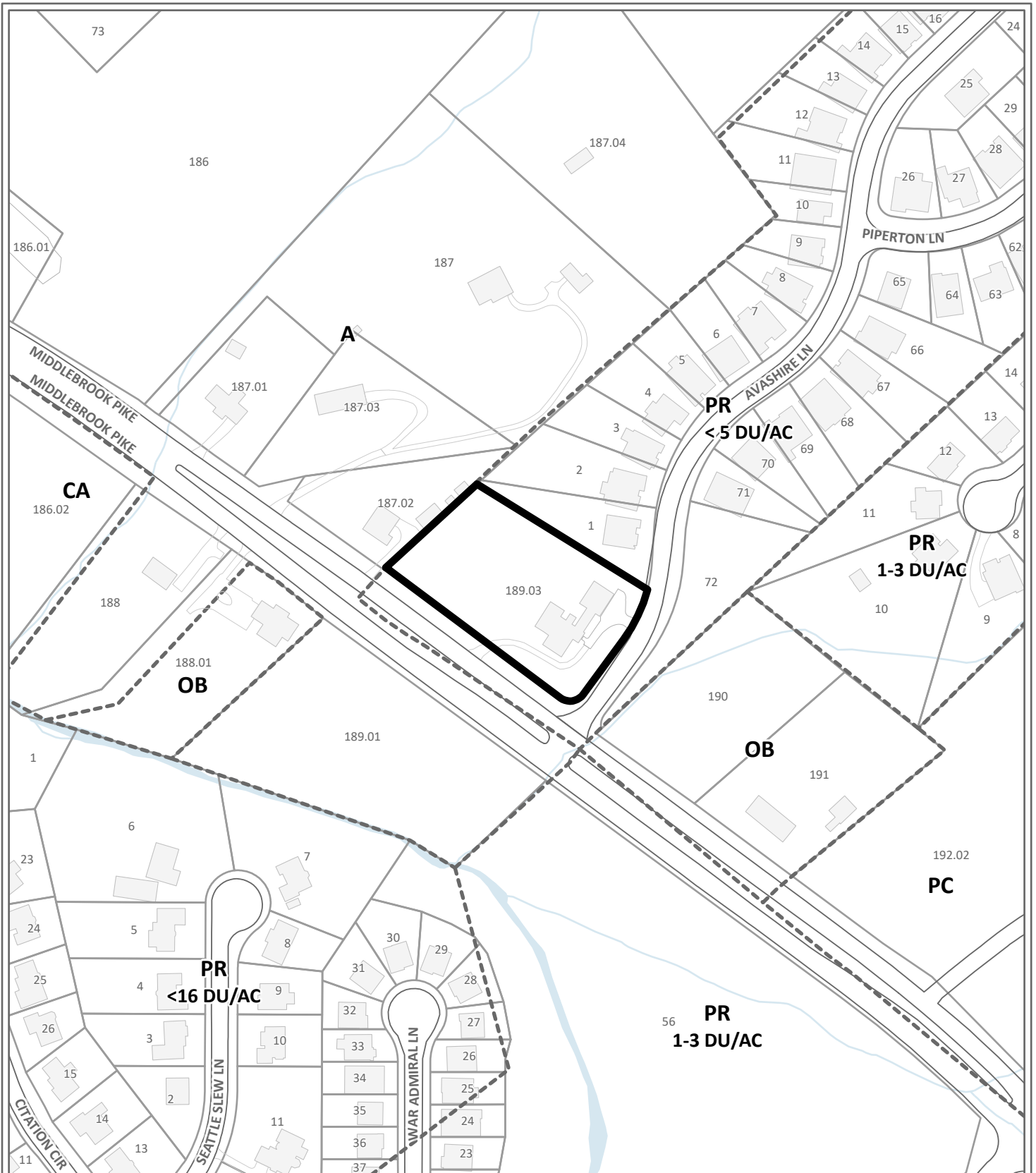
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public school children, grades K-12)

Schools affected by this proposal: Ball Camp Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



DEVELOPMENT PLAN

7-F-26-DP

Petitioner: Ken Bowman



Two-lot subdivision in PR (Planned Residential), < 5 DU/AC

Map No: 104

Jurisdiction: County

Original Print Date: 5/29/2026

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

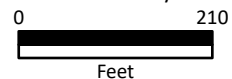


Exhibit A. Contextual Images



AERIAL MAP



Case boundary

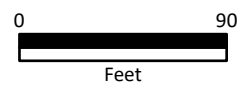
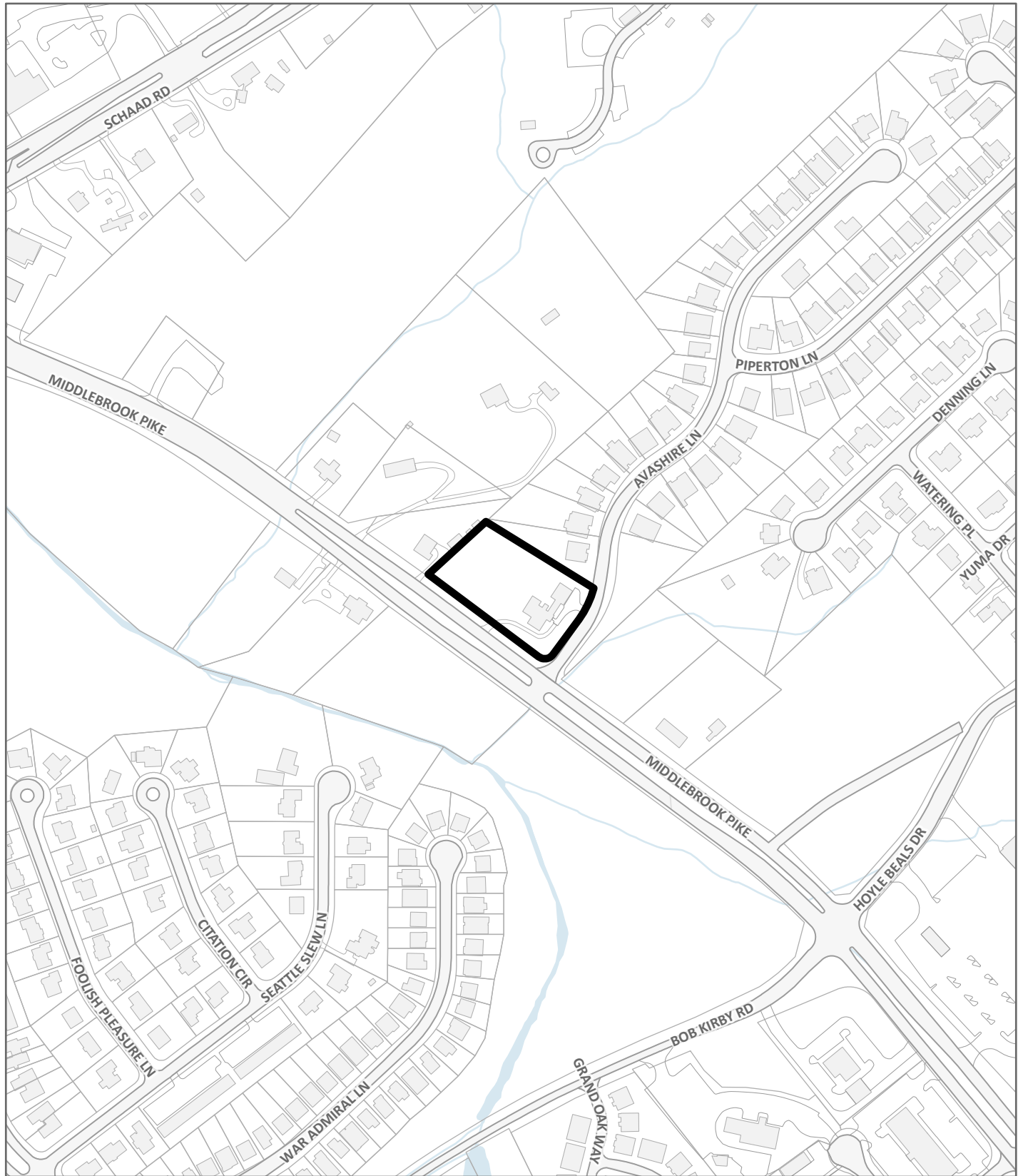


Exhibit A. Contextual Images



LOCATION MAP

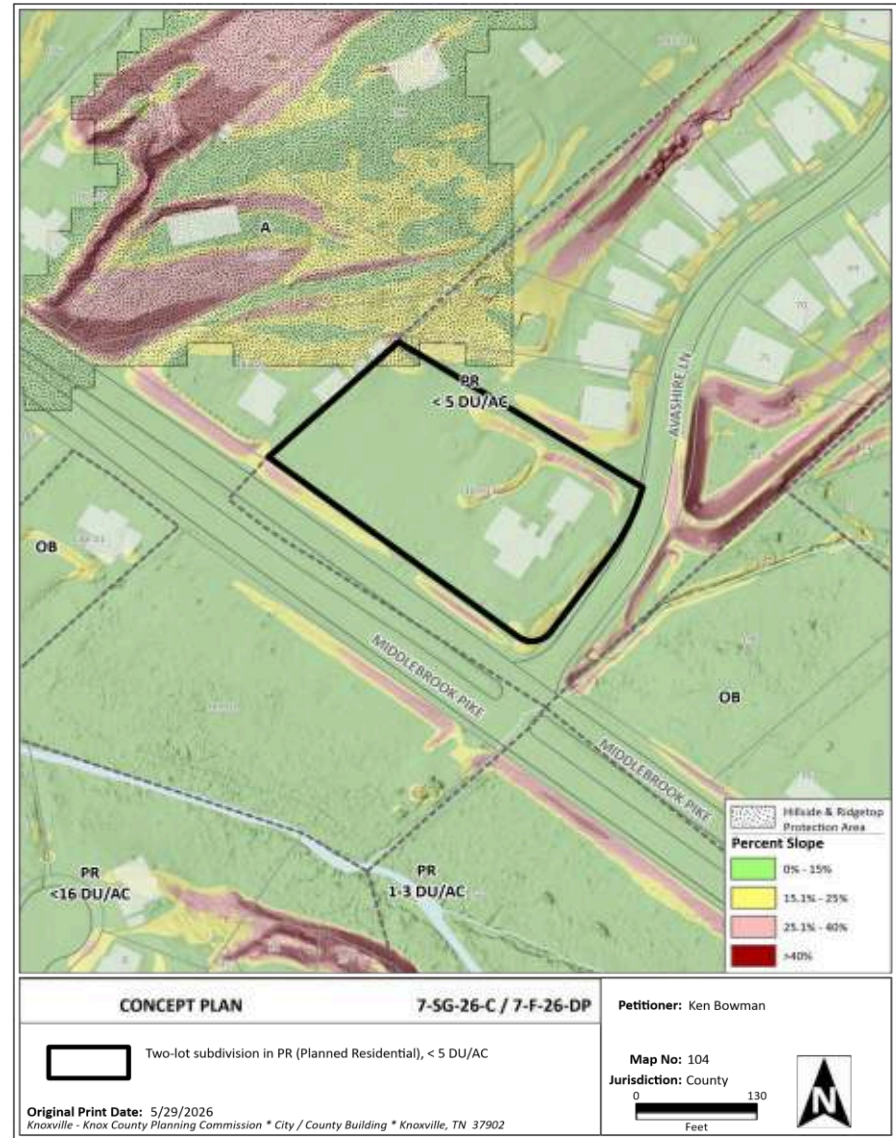
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Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	1.56		
Non-Hillside	1.54	N/A	
0-15% Slope	0.01	100%	0.0
15-25% Slope	0.01	50%	0.0
25-40% Slope	0.00	20%	0.0
Greater than 40% Slope	0.00	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	0.02	Recommended disturbance budget within HP Area (acres)	0.0
		Percent of HP Area	70.1%



CONCEPT PLAN

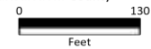
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CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION.

(I, we) the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I, we, or) the owner(s) have the simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed Name:
Owner(s) Printed Name:

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by Professional Land Systems

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MINOR SUBDIVISIONS
(I, we) the undersigned owner(s) of the property shown hereby understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.
Owner(s) Printed Name:

KENNETH BOWMAN DATE
KENNETH BOWMAN DATE

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.

I hereby certify that I am a registered land surveyor licensed to practice surveying under the law of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized, described and approved as to variances and waivers which have been approved as identified on this plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the 30th day of April, 2016.
Registered Land Surveyor

Tennessee License No. 1643 DATE: 10/7/2019

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY
Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.
Registered Land Surveyor

Tennessee License No. 1643 DATE: 10/7/2019

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISIONS
This is to certify that the subdivision shown herein is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider

Authorized Signature for Utility Date

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS
This is to certify that the subdivision shown herein is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider

Authorized Signature for Utility Date

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT
This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed Date
ZONING
ZONING Shown on Official Map.
Date By

ADDRESSING DEPARTMENT CERTIFICATION
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signed Date

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
The Knox County Department of Engineering and Public Works hereby approves this plat on this the _____ day of _____, 20____.

Engineering Director

TAXES AND ASSESSMENTS
This is to certify that all property taxes and assessments due on this property have been paid.

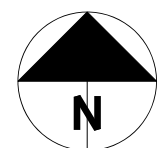
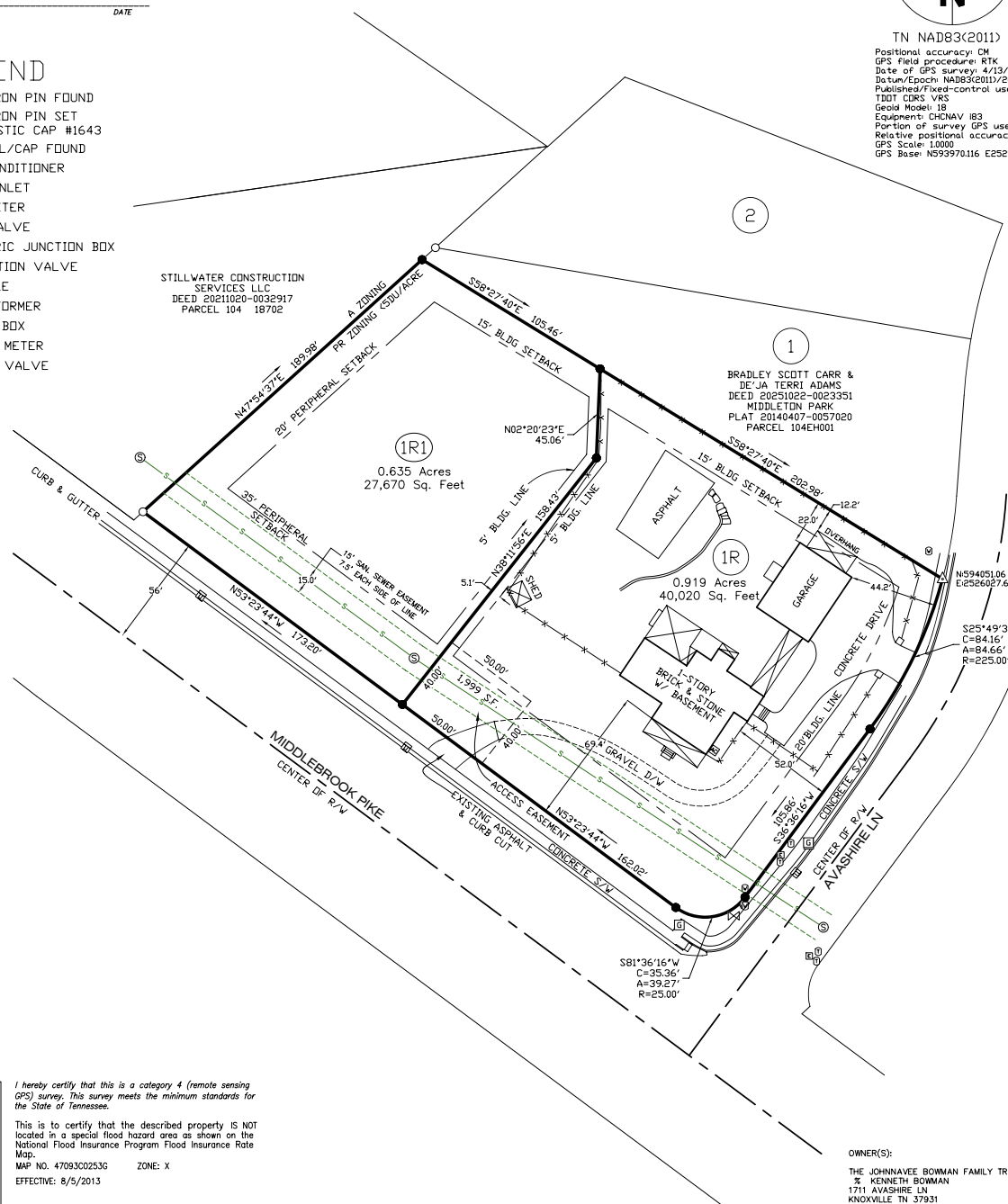
Knox County Trustee:

Signed Date

811
Call Before You Dig! 1-800-351-1111
Utilities shown were located from actual field evidence, existing utility agency records and other available evidence. Other underground utilities may exist and not be shown or may vary from where shown. No guarantee is expressed or implied as to the location of any utilities shown which are not visible from the surface. Utility data should not be relied upon without verification from the proper utility authority having jurisdiction. (TCA 6820-3-06.)

LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- W/PLASTIC CAP #1643
- △ MAGNAIL/CAP FOUND
- ⊠ AIR CONDITIONER
- ⊞ CURB INLET
- ⊙ GAS METER
- ⊞ GAS VALVE
- ⊙ ELECTRIC JUNCTION BOX
- ⊙ IRRIGATION VALVE
- ⊙ MANHOLE
- ⊞ TRANSFORMER
- ⊙ PHONE BOX
- ⊙ WATER METER
- ⊞ WATER VALVE



TN NAD83(2011)
Positional accuracy: CM
GPS field procedure: RTK
Date of GPS survey: 4/13/2026
Datum/Epoch: NAD83(2011)/5200
Published/Fixed-control user:
TDDI CURS VRS
Geoid Model: 18
Equipment: CHCNV 183
Portion of survey GPS used: ALL
Relative positional accuracy < 0.1%
GPS Scale: 1:000
GPS Base: N59370116 E2525802.971



- NOTES:**
1. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE COMMITMENT HAS BEEN PROVIDED TO THE SURVEYOR. AN EXHAUSTIVE SEARCH OF PUBLIC RECORDS HAS NOT BEEN DONE. THIS SURVEY IS PERFORMED USING THE LATEST RECORDED DEED AND OTHER INFORMATION THAT MAY BE PROVIDED BY THE CLIENT.
 2. SUBJECT TO UTILITY AND DRAINAGE EASEMENTS OF RECORD, THIS SURVEY IS TO DIVIDE ONE LOT INTO TWO.
 3. DEED 20140527-006806.
 4. PROPERTY IS ZONED PR.
 5. 2 LOTS CONTAINING 1,554 ACRES.
 6. THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE LOT INTO TWO.
 7. THIS PLAT REPLACES AND SUPERSEDES ALL PREVIOUS PLATS OF RECORD.
 8. BUILDING SETBACKS ARE 20' FRONT, 5' SIDE, 15' REAR, 20' PERIPHERAL ALONG THE NORTHWEST LOT LINE OF LOT 1R1; 35' PERIPHERAL ALONG MIDDLEBROOK PIKE.



Revised: 6/23/2026

7-SG-26-C / 7-F-26-DP

RESUBDIVISION OF LOT 1 OF
MIDDLEBROOK PIKE DEVELOPMENT

PLAT REF: 20130429-0070854 SCALE: 1"= 40'
PARCEL(S): 104 18903
COUNTY/DISTRICT: KNOX/6
CITY: N/A WARD/BLOCK: N/A DATE: 5/12/2026

Ned D. Ferguson, R.L.S.
400 N Hicks St
Clinton, TN, 37716
Phone: (865) 689-6169
Fax: (888) 232-8718 Toll Free
www.PLSurvey.com

Professional Land Systems
When you need to know, knowing is our business.

OWNER(S):
THE JOHNNAVEE BOWMAN FAMILY TRUST
% KENNETH BOWMAN
1711 AVASHIRE LN
KNOXVILLE TN 37931
865.406.3309

I hereby certify that this is a category 4 (remote sensing GPS) survey. This survey meets the minimum standards for the State of Tennessee.

This is to certify that the described property is NOT located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.

MAP NO. 47093C0253G ZONE: X
EFFECTIVE: 8/5/2013

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

6/27/26

7/10/26

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

Applicant Signature

Applicant Name

Date



5-26-26