

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 12-SG-23-C **Related File Number:** 12-H-23-DP
Application Filed: 11/13/2023 **Date of Revision:**
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: Northwest side of Bradley Lake Ln, southeast of Jumping Jack Ln
Other Parcel Info.:
Tax ID Number: 92 PART OF 053 **Jurisdiction:** County
Size of Tract: 3.33 acres
Accessibility: Access is via Bradley Lake Ln, a local street with a 12-ft pavement width within a 50-ft right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Single family residential - PR (Planned Residential) up to 4 du/ac
South: Rural residential, agriculture/forestry/vacant land - A (Agricultural)
East: Agriculture/forestry/vacant land - A (Agricultural), RN-2 (C) (Single-Family Residential Neighborhood)
West: Single family residential - PR (Planned Residential) up to 4 du/ac
Proposed Use: Detached residential subdivision **Density:** 3.9 du/ac
Planning Sector: Northwest County **Plan Designation:** LDR (Low Density Residential), HP (Hillside Protection)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 BOGART LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 4 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Bradley Lake Lane (FKA Spring Lake Farms, Phase 3)

No. of Lots Proposed: 13 **No. of Lots Approved:** 0

Variances Requested: None

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Table the concept plan application as requested by the applicant.

Staff Recomm. (Full):

Comments: This subdivision request is for 13 lots with direct access to Bradley Lake Ln. The 3.3 acres associated with this request is currently part of the Spring Lake Farms Subdivision common area and is within the HP (Hillside Protection) area. The Spring Lake Farms Subdivision will remain in compliance with the PR (Planned Residential) up to 4 du/ac zoning with the Bradley Lake Lane acreage taken out.

BACKGROUND

In August 2023, Phase 2 of the Spring Lake Farms Subdivision was approved with 57 attached houses on individual lots (8-SA-23-C / 8-B-23-DP). This replaced approximately 39 detached house lots previously approved for the subdivision, resulting in an increase of 18 dwelling units. With that approval, the Spring Lake Farms Subdivision was approved for up to 137 dwelling units on approximately 42.3 acres zoned PR at an overall (gross) density of approximately 3.24 du/ac.

TRANSPORTATION

Bradley Lake Lane is approximately 10-12 ft wide from the entrance of the Spring Lake Farms Subdivision (Jumping Jack Ln) to the southeastern terminus at Lot 13. The road must be widened to a minimum of 18 ft to accommodate the new house lots. The applicant must enter into a Memorandum of Understanding with Knox County Engineering and Public Works for these improvements to be completed per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102).

Action: Withdrawn **Meeting Date:** 1/9/2025

Details of Action:

Summary of Action: Withdrawn

Date of Approval: **Date of Denial:** **Postponements:** 12/14/2023

Date of Withdrawal: 1/9/2025 **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**