

CASE SUMMARY

APPLICATION TYPE: **SUBDIVISION**

CONCEPT PLAN



File Number: 1-SA-24-C Related File Number:
Application Filed: 11/13/2023 Date of Revision:
Applicant: DR HORTON

PROPERTY INFORMATION

General Location: North side of Mockingbird Meadows Dr, north of E Emory Rd
Other Parcel Info.:
Tax ID Number: 37 M E 004,003 OTHER: & PART OF 061 Jurisdiction: County
Size of Tract: 13585 square feet
Accessibility: Access is via Mockingbird Meadows Dr, a local street with 26 ft of pavement width within 50 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: The Mockingbird Meadows subdivision is on the north side of E. Emory Road, within the Brickey McCloud Elementary School parental responsibility zone. The property is surrounded by single family and rural residential uses, and there are commercial uses approximately 0.65 miles to the west at the Dry Gap Pike intersection.
Proposed Use: Density:
Sector Plan: North County Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 7728 MOCKINGBIRD MEADOWS DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) < 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)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Mockingbird Meadows

No. of Lots Proposed: 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.): Deny the request to remove condition #6 of case file 6-SA-22-C, requiring the installation of a pedestrian connection between Mockingbird Meadows Drive and Hoff Lane.

Staff Recomm. (Full):

Comments: This request is for the removal of the condition of the concept plan approval to install a pedestrian connection between Mockingbird Meadows Drive and Hoff Lane. This was a condition of the original concept plan approval in 2017 (11-SA-17-C) and again in 2022 (6-SA-22-C) because the 2017 concept plan had expired, and the subdivision had to be reaproved.

In 2017, it was discussed whether a road connection to the stub-out of Hoff Lane should be required. It was determined that a pedestrian connection was preferable and met the intent of Section 3.04.C (Street Connectivity) of the Subdivision Regulations by connecting neighborhoods and promoting walking and biking. The Mockingbird Meadows subdivision is in the Brickey McCloud Elementary School parental responsibility zone. The Emory Estates subdivision, where Hoff Lane is located, is not within the parental responsibility zone.

Planning does not find sufficient justification to remove this condition and recommends denial of this request to preserve pedestrian connectivity in this area.

Action: Approved Meeting Date: 1/11/2024

Details of Action: Approve the removal of condition #6 of case file 6-SA-22-C, requiring the installation of a pedestrian connection between Mockingbird Meadows Drive and Hoff Lane.

Summary of Action: Approve the removal of condition #6 of case file 6-SA-22-C, requiring the installation of a pedestrian connection between Mockingbird Meadows Drive and Hoff Lane.

Date of Approval: 1/11/2024 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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: