CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 1-SC-06-C Related File Number: 1-B-06-UR

Application Filed: 12/5/2005 **Date of Revision:**

Applicant: LEMAY & ASSOCIATES

Owner: HARDIN VALLEY PROPERTIES



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: South side of Hardin Valley Rd., east of Steele Rd.

Other Parcel Info.:

Tax ID Number: 117 027 Jurisdiction: County

Size of Tract: 37.89 acres

Accessibility: Access is via Hardin Valley Rd., a minor arterial street with a pavement width of 22' within an 85' wide

right-of-way at this location

GENERAL LAND USE INFORMATION

Existing Land Use: One single family dwelling and vacant land

Surrounding Land Use: Property in the area is zoned I industrial, CA commercial and A agricultural. Development in the area

consists of detached single family dwellings a convenience store and Hardin Valley Elementary School.

Proposed Use: Detached single family subdivision Density: 1.85 du/ac

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & A (Agricultural)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Dearborn Estates
Surveyor: LeMay & Associates

No. of Lots Proposed: 62 No. of Lots Approved: 0

Variances Requested: 1. Vertical curve variance from 300' to 80' at sta 0+00 of Road A

2. Vertical curve variance from 225' to 80' at sta 0+00 of Road B

3. Vertical curve variance from 600' to 300' at sta 8+00 of Road B4. Vertical curve variance from 150' to 80' at sta 13+51of Road B

5. Vertical curve variance from 150 to 80' at sta 19+57 of Road A

6. Maximum road grade variance from 12% to 15% from sta 0+40 to 7+00 on Road

Twelve additional variances have been identified since this project was submitted

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): WITHDRAW as requested by the applicant's engineer

Staff Recomm. (Full):

Comments: Staff has reviewed the plan as submitted by the applicant. We have identified a number of issues that

relate to the topography and the grading that will be required to make this project work. The applicant

has requested this matter be withdrawn.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 2/9/2006

Details of MPC action:

Summary of MPC action: WITHDRAW as requested by the applicant's engineer

Date of MPC Approval: Date of Denial: Postponements: 1/12/2006

Date of Withdrawal: 1/18/2006 Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

If "Other":

Legislative Body:

If "Other":

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

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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