CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 1-SD-07-C **Application Filed:** 12/4/2006 Date of Revision: Applicant: MJM DEVELOPMENT Owner: MJM DEVELOPMENT, INC.

Vacant land

PR zones.

North County

PROPERTY INFORMATION

General Location:	Northeast side of Micah Dr., northwest of Salomone Ln		
Other Parcel Info.:			
Tax ID Number:	28 220	Jurisdiction:	County
Size of Tract:	6.06 acres		
Accessibility:	Access is via Micah Ln., a local dead-end street with 20' of pavement within a 50' right-of-way.		
GENERAL LAND USE INFORMATION			

Sector Plan Designation:

This rolling, wooded site is within an area of residential development that has occurred under A, RA and

Planned Growth Area **Growth Policy Plan: Neighborhood Context:**

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

Detached dwellings

Street:

Location:

Proposed Street Name:

Existing Land Use:

Proposed Use:

Sector Plan:

Surrounding Land Use:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: 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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Density:

Related File Number:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Micah Driv	e	
Surveyor:	Batson, Himes, Norvell & Poe		
No. of Lots Proposed:	6	No. of Lots Approved:	0
Variances Requested:	None		
S/D Name Change:			

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION				
Planner In Charge:	Dan Kelly			
Staff Recomm. (Abbr.):	APPROVE the concept plan subject to 6 conditions			
Staff Recomm. (Full):	 Meeting all applie Works. Connection to sa Health Department. Certification by th driveway connection Establishment of and detention pond A final plat applie 	ne applicant's surveyor that there is sight as equal to or greater than 10 times the a homeowners association for the purp prior to approval of the final plat of this	Department of Engineering and Public icable requirements of the Knox County at distance in both directions at the proposed posted speed limit of Micah Dr. iose of maintaining the storm water system subdivision of be accepted for review by the MPC until	
Comments: The applicant is proposing a subdivision that will consist of six lots with each Micah Dr. Staff will require the applicant's engineer to certify that adequate si provided at each proposed driveway location.				
	 This site was before MPC on September 14, 2006 for rezoning to PR (Planned Residential). MPC recommended approval of the PR zoning at 2.5 du/ac. The Knox County Commission denied the request for rezoning. The site is presently zoned A (Agricultural). The lots as proposed meet the requirements of the A (Agricultural) zone. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AI THE COMMUNITY AS A WHOLE 1. The proposed subdivision will have minimal impact on local services since all utilities can be provided to the site. 2. The proposed subdivision is consistent in use and density with the zoning and subdivision development in the area. 			
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX CO ZONING ORDINANCE 1. The proposed subdivision meets the standards for development within the A (Agricult all other requirements of the Knox County Zoning Ordinance.		BLISHED BY THE KNOX COUNTY		
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS		S	
 The North County Sector Plan identifies the located in the Planned Growth Area as show Plan. 				
MPC Action:	Approved		MPC Meeting Date: 1/11/2007	
Details of MPC action:				
Summary of MPC action:	APPROVE the concept plan subject to 6 conditions			
Date of MPC Approval:	1/11/2007	Date of Denial:	Postponements:	

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:		