# **CASE SUMMARY**

## APPLICATION TYPE: SUBDIVISION

#### **CONCEPT PLAN**

File Number: 1-SF-03-C Related File Number: 1-H-03-UR

Application Filed: 12/9/2002 Date of Revision:

Applicant: EAGLE BEND REALTY

Owner: EAGLE BEND REALTY



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

#### PROPERTY INFORMATION

**General Location:** East side of Maryville Pike, north of Rudder Rd.

Other Parcel Info.:

Tax ID Number: 135 PART OF 22.02 Jurisdiction: County

Size of Tract: 30 acres

Access is via Maryville Pike, a minor arterial street with a 20' pavement width within a 60' right-of-way

(variable).

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land

Surrounding Land Use: North: Vacant land and residence / PR (Planned Residential)

South: Residences / A (Agricultural)

East: Vacant land / PR (Planned Residential)

West: Residences and vacant land / RB (General Residential)

Proposed Use: Detached single-family subdivision Density: 2.43 du/ac

Sector Plan: South 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) & RB (General Residential)

Requested Zoning:
Previous Requests:

Former Zoning:

Extension of Zone:

**History of Zoning:** 

# PLAN INFORMATION (where applicable)

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**Current Plan Category:** 

**Requested Plan Category:** 

#### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Sevier Meadows

Surveyor: Sullivan

No. of Lots Proposed: 73 No. of Lots Approved: 0

Variances Requested: 1. Vertical curve variance on Knob Hill Ln. at station 0+, from 225' to 90'.

- 2. Intersection grade variance on Knob Hill Ln. at Sevier Ln., from 1% to 3%.
- 3. Intersection grade variance on Edwin Ln. at Governor's Ln., from 1% to 3%.
- 4. Intersection grade variance on Gail Ln. at Edwin Ln., from 1% to 3%.

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

#### MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): WITHDRAW the Concept Plan application as requested by the applicant

Staff Recomm. (Full):

**Comments:** The applicant is proposing to subdivide this 30 acre tract into 73 detached single-family lots at a density

of 2.43 du/ac. This property is part of a 106 acre tract that was rezoned to PR (Planned Residential) by Knox County Commission on December 16, 2002 at a density of 1 - 4 du/ac. The portion of the tract that is proposed for subdivision is located at the southwest corner of the property and is bounded on the north and east sides by a blueline stream. The property frontage along Maryville Pike (for a depth of approximately 200') is zoned RB (General Residential). Any lots within that portion of the subdivision will have to meet RB standards. Any future development of the property beyond the original 73 lots

would require a traffic impact analysis.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 10/9/2003

Details of MPC action:

Summary of MPC action: Untable

Date of MPC Approval: Postponements: 1/9/2003-5/8/2003

Date of Withdrawal: 10/9/2003 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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