# **CASE SUMMARY**

# APPLICATION TYPE: SUBDIVISION

#### CONCEPT PLAN

File Number: 1-SJ-05-C Related File Number: 1-H-05-UR

Application Filed: 12/13/2004 Date of Revision:

Applicant: COBIA PROPERTIES, INC

Owner: COBIA 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: Southeast side of Rutledge Pk., northeast side of Ellistown Rd.

Other Parcel Info.:

Tax ID Number: 51 114 & PT. OF 111 Jurisdiction: County

Size of Tract: 37 acres

Access is via Rutledge Pk., a major arterial street with four lanes and center median within 280' of right-

of-way. The site also has frontage on Ellistown Rd., a local street with a pavement width of 16' to 18'

within a 40' right-of-way.

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

**Existing Land Use:** One single family dwelling and vacant land

Surrounding Land Use: Development in the area consists of single family dwellings on large lots. Other development in the

area consists of a demolition landfill, the old City landfill and a trucking company.

Proposed Use: Detached single family subdivision Density: 2.98 du/ac

Sector Plan: Northeast County Sector Plan Designation:

Growth Policy Plan: Urban 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)

Former Zoning:

Requested Zoning:

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**Requested Plan Category:** 

### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: River View Meadows

Surveyor: Waddell Surveying and Design

No. of Lots Proposed: 110 No. of Lots Approved: 0

Variances Requested: 1. Reverse curve tangent from 50' to 0' at sta 3+70 of Road B.

2. Broken back curve tangent from 150' to 138.64' at sta 8+09 of Road D.

3. Vertical curve variance from 487.5' to 300' at sta 6+50 of Road A.

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

Staff Recomm. (Full):

Comments: This site was recommended for rezoning to PR (Planned Residential) at 1-4 dwellings per acre by MPC

at its November, 2004 meeting. When this matter was forwarded to the Knox County Commission, they voted to deny the rezoning. The applicant has requested this matter be postponed in order to permit

them to consider other development options for this site.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 4/13/2006

**Details of MPC action:** 

**Summary of MPC action:** 

Date of MPC Approval: Date of Denial: Postponements: 1/13/2005

Date of Withdrawal: 4/13/2006 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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