CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

10-SC-01-C File Number: **Application Filed:** 9/10/2001 Applicant: GARY MEEK Owner: E.G. MEEK, SR

PROPERTY INFORMATION

General Location: North side of E. Emory Rd., northeast of Bell Rd. **Other Parcel Info.:** Tax ID Number: 29 136.19 Jurisdiction: County Size of Tract: 3.02 acres Access is via E. Emory Rd., a two lane arterial street with a pavement width of 21' within a 50' right-of-Accessibility: way at this location.

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION					
Existing Land Use:	Vacant				
Surrounding Land Use:	Property in the area is zoned A agricultural and RA residential. Development consists of single family dwellings mostly on lots containing more than one acre.				
Proposed Use:	Detached single family subdivision		Density:		
Sector Plan:	Northeast County	Sector Plan Designation:			
Growth Policy Plan:	Planned Growth Area	a			

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

RA (Low Density Residential)

Current Zoning: 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:	Gary Meek		
Surveyor:	Gore		
No. of Lots Proposed:	8	No. of Lots Approved:	0
Variances Requested:	None identified		
S/D Name Change:			

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION					
Planner In Charge:	DK				
Staff Recomm. (Abbr.):	DENY the concept plan as submitted because it does not meet the requirements of sections 64-24.53 and 64-24.61 dealing with the proposed joint permanent easements as required by the Subdivision Regulations				
Staff Recomm. (Full):	This matter has been on the agenda since the October, 2001 MPC meeting. When this matter was postponed in December, 2001, the recommendation stated that revised plans regarding this project needed to be submitted to staff by February 19, 2002 or the concept plan would be recommended for denial. The staff has not received any revised plans. Recent amendments to the Subdivision Regulations regarding easement width will make the development of this site more problematic.				
Comments:	The applicant is proposing to develop eight lots using two 25' wide joint permanent easements. One of the easements is already in place and serves five lots. The plan as presented does not meet the required standards contained in the Subdivision Regulations.				
MPC Action:	Denied (Withdrawn)		MPC Meeting Date	: 3/14/2002	
Details of MPC action:					
Summary of MPC action:					
Date of MPC Approval:		Date of Denial:	Postponements:	10/11/01-12/13/01	
Date of Withdrawal:	3/14/2002	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":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: