

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## FINAL PLAT

**File Number:** 10-SX-04-F                      **Related File Number:**  
**Application Filed:** 9/27/2004              **Date of Revision:**  
**Applicant:** CHESNEY BYRD PROPERTIES  
**Owner:** CHESNEY BYRD PROPERTIES

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

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### PROPERTY INFORMATION

**General Location:** South side of Murray Dr., north of Morning Glory Pl.  
**Other Parcel Info.:**  
**Tax ID Number:** 68 6,6.01                      **Jurisdiction:** City  
**Size of Tract:** 4.55 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:**  
**Growth Policy Plan:** Inside City Limits  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Single Family Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Hawks Nest  
**Surveyor:** LeMay & Associates  
**No. of Lots Proposed:** 15      **No. of Lots Approved:** 15  
**Variances Requested:** 1. To reduce the Utility and Drainage Easement from 10' to 0' within the detention basin easement along Murray Drive.  
**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Emily Dills  
**Staff Recomm. (Abbr.):** DENY Final Plat  
**Staff Recomm. (Full):** Per section 44-21 of the Minimum Subdivision Regulations, no final plat will be accepted by the Planning Commission staff until and unless a properly signed "Certification of Approval of Design Plans" form has been submitted. The plat was accepted by MPC staff for review, and requests have been made by fax and telephone for the Design Plan forms, which has yet to be received.  
**Comments:**  
**MPC Action:** Approved      **MPC Meeting Date:** 10/14/2004  
**Details of MPC action:** Approved with waiver  
**Summary of MPC action:** Approve final Plat  
**Date of MPC Approval:** 10/14/2004      **Date of Denial:**      **Postponements:**  
**Date of Withdrawal:**      **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:**