CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:11-SJ-00-CRelated File Number:Application Filed:10/9/2000Date of Revision:Applicant:RAY FISHER/LEMAY & ASSOCIATESOwner:RAY FISHER

PROPERTY INFORMATION

General Location:Southeast of Kingston Pike, northeast of S. David Ln.Other Parcel Info.:Jurisdiction:Tax ID Number:131 N C 14.04Jurisdiction:Size of Tract:0.93 acresAccessibility:Access is via a 25' - 30' Joint Permanent Easement to Kingston Pike.

GENERAL LAND USE INFORMATION

Existing Land Use:	Commercial business and vacant land			
Surrounding Land Use:	North: CA (General Business) / Commercial businesses South: PR (Planned Residential) / Condominiums East: CA (General Business) / Commercial businesses West: CA (General Business) / Commercial businesses			
Proposed Use:	Two lots for commercial businesses allowed within the CA District		Density:	
Sector Plan:	Southwest County	Sector Plan Designation:		
Growth Policy Plan:	Urban Growth Area			
Neighborhood Context:				

5

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

CA (General Business)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:



KNOXVILLE·KNOX COUNTY

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Hodges S/D		
Surveyor:	LeMay & Associates		
No. of Lots Proposed:	2 No. of Lots Approved: 0		
Variances Requested:	 Serving 6 lots by a Joint Permanent Easement (JPE) in a CA Zoning District. Serving more than 5 lots by a JPE without meeting the street design standards (25' easement width, 24' of pavement and no turnaround/dead ends into parking lot.) 		

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION						
Planner In Charge:	ТРВ					
Staff Recomm. (Abbr.):	WITHDRAW the Concept Plan as requested by the applicant.					
Staff Recomm. (Full):						
Comments:	The applicant is proposing the subdivision of the sixth and final lot to be served by an existing Joint Permanent Easement (JPE) in a CA (General Business) Zone. This property is part of the Hodges S/D that was originally approved for 4 lots, with 3 lots having access to the JPE. Lot 4 was further subdivided into 3 lots with 5 lots being served by the JPE. The owner of Lot 4R1 now wishes to subdivide the lot into 2 lots. The Subdivision Regulations will not allow more than 5 lots to be served by a JPE in zoning districts other than the PR (Planned Residential) District without a variance being granted by the MPC. The applicant is also requesting a variance from the requirement that JPE's serving more than 5 lots must meet the street design standards. The applicant is proposing to serve the final lot by the existing driveway that serves the other commercial developments.					
MPC Action:	Denied (Withdrawn)		MPC Meeting Date: 2/8/2001			
Details of MPC action:						
Summary of MPC action:						
Date of MPC Approval:		Date of Denial:	Postponements: 11/9/00 -1/11/01			
Date of Withdrawal:	1/31/2001	Withdrawn prior to publication?:	Action Appealed?:			
LEGISLATIVE ACTION AND DISPOSITION						

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:

Legislative Body: