

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SR-05-C **Related File Number:**
Application Filed: 10/11/2005 **Date of Revision:**
Applicant: MCGREW
Owner: MARY HERRELL

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
Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: South side of E. Raccoon Valley Dr., northeast of Heiskell Rd.
Other Parcel Info.:
Tax ID Number: 36 012 **Jurisdiction:** County
Size of Tract: 6.49 acres
Accessibility: Access is via E. Raccoon Valley Dr., an arterial street with a pavement width of 19' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 2 single family dwellings and vacant land
Surrounding Land Use: Property in the area is zoned A agricultural with development in the area consisting of single family dwellings at rural residential densities.
Proposed Use: Detached single family subdivision **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Rural 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: A (Agricultural)
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: Mary Herrell
Surveyor: McGrew
No. of Lots Proposed: 6 No. of Lots Approved: 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): POSTPONE until the March 9, 2006 MPC meeting. An amended plan must be submitted to staff by Feb. 17, 2006 or this matter will be recommended for denial.
Staff Recomm. (Full):
Comments: The staff is requesting this item be postponed in order to revise the plan to provide the required sight distance at each proposed driveway. Due to the 40 mile-per-hour speed limit on Heiskell Rd., the sight distance will be required to be 400' in each direction at the proposed driveway locations. Additionally, since the development will be using individual septic systems, the staff will need a letter from the Knox County Health Dept. stating that the soils are suitable for the subdivision as proposed.

This matter has been on the agenda since November, 2005. If the applicant does not provide the required information on or before February 17, 2006, staff will recommend this item for denial at the March 9, 2006 MPC meeting.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 2/9/2006

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 11/10-1/12/2006

Date of Withdrawal: 2/9/2006 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": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: