

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

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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File Number: 12-SD-15-C **Related File Number:** 12-F-15-UR
Application Filed: 10/28/2015 **Date of Revision:**
Applicant: SCOTT DAVIS

PROPERTY INFORMATION

General Location: Northwest side W. Emory Rd., southwest of Chartwell Rd.
Other Parcel Info.:
Tax ID Number: 77 139, 13902, 13905 **Jurisdiction:** County
Size of Tract: 14.17 acres
Accessibility: Access is via W. Emory Rd., a major arterial street with 24' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Detached dwellings and vacant land
Surrounding Land Use: This section of W. Emory Rd. is developed with residential uses under A, RA and PR zoning. The established subdivision to the east and north (Camelot II) was developed under RA zoning at approximately 1.4 du/ac. The newer subdivision to the west (Copper Ridge) is zoned PR 1-3 du/ac and developed at approximately 3 du/ac.
Proposed Use: Detached dwellings **Density:** 4.03 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned 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:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Emory Oaks
No. of Lots Proposed: 57 No. of Lots Approved: 0
Variances Requested: 1. Horizontal curve variance from 250' to 175' at sta. 2+70 of Road B
2. Horizontal curve variance from 250' to 175' at sta.7+90 of Road B
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: The applicant is proposing to develop a 57 lot subdivision on this 14.17 acre site which results in a development density of 4.03 du/ac.. The applicant applied for rezoning to PR (Planned Residential) with a requested density of 5 du/ac. This rezoning request was recommended for approval by MPC at its December 10, 2015 meeting with a maximum density of 3 du/ac. The Knox County Commission approved the rezoning as recommended by MPC at their January 25, 2016 meeting. The zoning as approved will permit up to 42 dwellings to be proposed for this site. The applicant is requesting that this matter be withdrawn.
Action: Denied (Withdrawn) Meeting Date: 5/12/2016
Details of Action:
Summary of Action: WITHDRAW as requested by the applicant
Date of Approval: Date of Denial: Postponements: 12/10/2015-4/14/2016
Date of Withdrawal: 5/12/2016 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court
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: