



**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Duck Cove  
 Surveyor: Michael Brady, Inc.  
 No. of Lots Proposed: 19      No. of Lots Approved: 0  
 Variances Requested: Not identified  
 S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Dan Kelly

**Staff Recomm. (Abbr.):** DENY the concept plan because the applicant has not supplied the requested information.

**Staff Recomm. (Full):**

**Comments:** This item is being removed from the table. Since this item was placed on the table another developer has obtained control of this site and has an approved concept subdivision plan for the site.

The applicant is proposing to divide this 135 acre site into 19 tracts containing five or more acres. The access to the site is proposed to come off of Duck Cove Dr. In order to gain access as proposed, a significant amount of grading will be required. The result will be a large cut that will go between two existing houses. Staff has requested that the applicant have a grading plan prepared that will show how the grading in this area will occur.

Individual septic systems are proposed for each lot. The applicant will be required to submit a letter from the Knox County Health Dept. stating the soils in the development are suitable for sub-surface sewage disposal.

The plan suggests that horses or other livestock will be permitted in this development. A barn and pasture area, to be shared by the property owners, is shown on the concept plan. Staff has requested the developer move the barn area to a more central location on the site. This will help to insure the safety of the livestock and to lessen the impact of the use on the surrounding residences.

**MPC Action:** Denied      **MPC Meeting Date:** 7/13/2006

**Details of MPC action:**

**Summary of MPC action:** DENY the concept plan because the applicant has not supplied the requested information.

**Date of MPC Approval:**      **Date of Denial:** 7/13/2006      **Postponements:** 2/12/2004-3/11/2004

**Date of Withdrawal:**      **Withdrawn prior to publication?:**  **Action Appealed?:**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:**