CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 2-SI-04-C Related File Number:

Application Filed: 1/12/2004 Date of Revision:

Applicant: MICHAEL BRADY, INC.

Owner: DAVID TAYLOR II



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: East side of Duck Cove Dr., south of Early Rd.

Other Parcel Info.:

Tax ID Number: 169 033 Jurisdiction: County

Size of Tract: 135 acres

Accessibility: Access is via Duck Cove Dr., a local street with a pavement width of 26' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: Property in the area is zoned A agricultural. Development consists of single family dwellings on large

lots. This site has a limited amount of frontage on Ft. Loudon Lake.

Proposed Use: Detached single family subdivision Density:

Sector Plan: Southwest 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:

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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 1tem 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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