

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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

File Number: 3-P-06-UR

Related File Number: 3-SF-06-C

Application Filed: 2/6/2006

Date of Revision:

Applicant: RDP, INC.

Owner:

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

PROPERTY INFORMATION

General Location: South side of Hardin Valley Rd., east side of Schaeffer Rd.

Other Parcel Info.:

Tax ID Number: 104 93, 95, 96 & 97

Jurisdiction: County

Size of Tract: 44.5 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Planned commercial subdivision

Density:

Sector Plan: Northwest County **Sector Plan Designation:** TP, C & SLPA

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 10606 Hardin Valley Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

directions on Bud Hawkins Rd. at the subdivision entrance and for Lots 31 - 35 on the north side of Bud Hawkins Rd. If 300' of sight distance cannot be achieved for the entire frontage of Lots 31 - 35, specific driveway locations shall be identified on the plan where the sight distance is met.

6. Providing on-site turnarounds for the driveways for Lots 31 - 35.

7. Providing a note on the final plat that Lots 1, 17 - 19 and 29 shall have access only to the internal street system.

8. Meeting all applicable requirements and obtaining all required permits from the U.S. Army Corps of Engineers and Tennessee Department of Environment and Conservation for any alteration of the wetlands and blueline stream.

9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.

10. Prior to certification of the final plat for the subdivision, recording all applicable documents for the conservation easement protecting the wetland and creek.

11. Meeting all requirements of the approved use on review development plan.

12. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Summary of MPC action: APPROVE the development plan for up to eight planned commercial development lots, subject to 3 conditions:

Date of MPC Approval: 3/9/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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: