

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

Suite 403 • City County Building
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www.knoxmpc.org

File Number: 3-SB-09-C **Related File Number:** 3-C-09-UR
Application Filed: 1/26/2009 **Date of Revision:**
Applicant: CORNERSTONE DEVELOPMENT GROUP

PROPERTY INFORMATION

General Location: Northwest side of East Gallaher Ferry Rd., north of Rustic Bridge Trail.
Other Parcel Info.:
Tax ID Number: 116 PART OF 029.19 **Jurisdiction:** County
Size of Tract: 5.02 acres
Accessibility: Access is via East Gallaher Ferry Rd., a major collector street with a 19' pavement width within a 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land / PR (Planned Residential) & RA (Low Density Residential)
South: Common area for Covered Bridge At Hardin Valley / PR (Planned Residential)
East: Rural residential and vacant land / A (Agricultural) & PR (Planned Residential)
West: Common area for Covered Bridge At Hardin Valley / PR (Planned Residential)
Proposed Use: Detached residences **Density:** 0.398 du/ac
Sector Plan: Northwest 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: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

distance in both directions along East Gallaher Ferry Rd. at the shared driveway for the two lots.

Summary of MPC action: APPROVE the Concept Plan subject to 5 conditions:

Date of MPC Approval: 3/12/2009

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**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