

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## FINAL PLAT

**File Number:** 3-SP-05-F                      **Related File Number:**  
**Application Filed:** 2/14/2005              **Date of Revision:**  
**Applicant:** COBIA PROPERTIES  
**Owner:** COBIA PROPERTIES

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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

### PROPERTY INFORMATION

**General Location:** Terminus of Ridge Grove Ln., north of Dutch Valley Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 69 F A 009                      **Jurisdiction:** City  
**Size of Tract:** 23 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Inside City Limits  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Single Family 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: Mapleridge  
Surveyor: Waddell Surveying and Design  
No. of Lots Proposed: 67      No. of Lots Approved: 67  
Variances Requested: 1. To remove the standard Utility and Drainage Easement under all the Detention Basin Easements shown on this plat.  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Emily Dills  
Staff Recomm. (Abbr.): Approve Variance  
APPROVE Final Plat  
Staff Recomm. (Full):  
Comments:  
MPC Action: Approved      MPC Meeting Date: 3/10/2005  
Details of MPC action:  
Summary of MPC action: Approve Variance  
APPROVE Final Plat  
Date of MPC Approval: 3/10/2005      Date of Denial:      Postponements:  
Date of Withdrawal:      Withdrawn prior to publication?:  Action Appealed?: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: