

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

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File Number: 4-SE-04-C **Related File Number:** 4-H-04-UR
Application Filed: 3/8/2004 **Date of Revision:**
Applicant: CANTRELL HEIGHTS
Owner: EAGLE BEND REALTY

PROPERTY INFORMATION

General Location: Northwest side of Hill Rd., north of Cabbage Rd.
Other Parcel Info.:
Tax ID Number: 28 118 PT. & 128.01 **Jurisdiction:** County
Size of Tract: 38.1 acres
Accessibility: Access is via Hill Rd., a collector street with a pavement width of 19' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: This site is within an area of rural residential development that has been occurring under Agricultural zoning. Recent development has been for more intensive residential subdivision uses under RA and PR zoning.
Proposed Use: Detached single family subdivision **Density:** 2.91 du/ac
Sector Plan: North 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) pending
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: Cantrell Heights
Surveyor: Sullivan
No. of Lots Proposed: 111 No. of Lots Approved: 0
Variances Requested:
1. Horizontal curve variance from 250' to 125' at sta. 1+60 of Road D.
2. Grade at intersection from 1% to 3% on Road A at Hill Rd.
3. Grade at intersection from 1% to 3% on Road B at Road D.
4. Vertical curve variance from 225' to 170' at sta. 0+50 of Road A.
5. Vertical curve variance from 225' to 144' at sta. 14+13 of Road B.
6. Vertical curve variance from 225' to 144' at sta. 1+57 of Road C.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): WITHDRAW as requested by the applicant's representative.
Staff Recomm. (Full):
Comments: The applicant is proposing to develop this site with a single family subdivision that will contain 111 lots. Access to the site is proposed via Hill Rd. In the process of reviewing this plan, staff discovered a major T.V.A. transmission line easement. At present no power line is located within the easement, however, a T.V.A. spokesman said they expect to be constructing a power line in that easement in the near future. The easement will impact the proposed access to the site and the proposed lot layout. The applicant's representative has requested this matter be withdrawn.
MPC Action: Denied (Withdrawn) MPC Meeting Date: 5/13/2004
Details of MPC action:
Summary of MPC action:
Date of MPC Approval: Date of Denial: Postponements: 4/8/2004
Date of Withdrawal: 5/13/2004 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: