

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: 4-SE-07-C **Related File Number:** 4-H-07-UR
Application Filed: 3/5/2007 **Date of Revision:**
Applicant: THE LIVERY DEVELOPMENT COMPANY

PROPERTY INFORMATION

General Location: Northeast side of Harvey Rd., north of Choto Rd.
Other Parcel Info.:
Tax ID Number: 162 43, 44, 44.01, 44.02 & 45 **Jurisdiction:** County
Size of Tract: 20.9 acres
Accessibility: Access is via Harvey Rd., a major collector street with a 21' pavement width within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use: North: Residences / PR (Planned Residential)
South: Residence / PR (Planned Residential)
East: Residences / PR (Planned Residential)
West: Residences / A (Agricultural)
Proposed Use: Detached residential subdivision **Density:** 2.68 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth 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) & PR (Planned Residential) pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

sight distance through the curve in Road A.

7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

8. Prior to or concurrent with recording of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements and drainage system.

9. 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 variance 1 because the site's shape and required entrance location restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the concept plan subject to 9 conditions

Date of MPC Approval: 6/14/2007

Date of Denial:

Postponements: 4/12/2007

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Withdrawn prior to publication?: **Action Appealed?:**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