

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Maxey Estates

Surveyor: Sullivan

No. of Lots Proposed: 20 No. of Lots Approved: 20

Variances Requested: 1. Variance for intersection spacing between the proposed Joint Permanent Easement and Raines Ln. on Maloney Rd., from 300' to 125'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): WITHDRAW the Concept Plan as requested by the applicant.

Staff Recomm. (Full):

Comments: The applicant is proposing to subdivide this 4.72 acre parcel (area above 822' contour) into 20 lots for attached single-family residences at a density of 4.24 DU/AC. This property was before the Planning Commission on January 10, 2002 for consideration of a One Year Plan amendment for Medium Density Residential (MDR) and a rezoning to RP-1 (Planned Residential) (1-D-02-PA, 1-E-02-RZ). The Planning Commission recommended approval of the One Year Plan amendment and the RP-1 zoning at a density of 1-8 DU/AC. This request was approved by City Council on April 16, 2002.

While this property has frontage on both Maloney Rd. and Ginn Rd., the applicant is proposing to provide access from only Maloney Rd. The subdivision street which is proposed as a 40' Joint Permanent Easement (JPE) is to have a 125 foot offset from Raines Ln. which is on the northeast side of Maloney Rd. The offset, which will require a variance from the minimum requirement of 300 feet, is proposed in order to meet the minimum sight distance requirements of the Subdivision Regulations. Staff has requested that the applicant's surveyor certify that they will have adequate sight distance.

The applicant is proposing to remove the existing historic house that is located on the property near Maloney Rd. This house which is identified as the Maxey House, has been noted as eligible for historic designation in the Historic Sites Inventory for Knoxville and Knox County. The house is a two story frame house and is an excellent example of Carpenter Gothic architecture. Following a site inspection, Staff believes that the house should be saved and retained as a part of the subdivision in its present location or be moved to a lot within the subdivision. Staff is willing to work with the applicant on a redesign of the subdivision that would save this historic structure.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 6/13/2002

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 4/11/02 - 5/9/02

Date of Withdrawal: 6/13/2002 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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: