

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 5-SA-18-C Related File Number: 5-B-18-UR
Application Filed: 3/22/2018 Date of Revision:
Applicant: EAGLE CDI, INC.

PROPERTY INFORMATION

General Location: East side Ferd Hickey Rd., southeast of Piney Church Rd.
Other Parcel Info.:
Tax ID Number: 106 B A 001 Jurisdiction: City
Size of Tract: 17.5 acres
Accessibility: Access is via Ferd Hickey Rd., a local street with 21' of pavement width within 50' of right-of-way, and Pinetree Ln, a local street with 26' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: This area is primarily developed with low to medium density residential uses under A-1, R-1, R-1A and RP-1 zoning.
Proposed Use: Detached residential subdivision Density: 3.02 du/ac
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 1744 Ferd Hickey Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (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: Bullard Farm

No. of Lots Proposed: 53 **No. of Lots Approved:** 0

Variances Requested:

- 1) Reduce centerline radius on Dorothy Bell Lane from 250' to 125' at STA 6+34 to 7+97, 10+19 to 11+94, and 12+75 to 13+99.
- 2) Reduce centerline radius on Dorothy Bell Lane from 250' to 150' at STA 15+59 to 16+28.
- 3) Reduce tangent on Dorothy Bell Lane from 50' to 37' at STA 16+28 to 17+20.
- 4) Reduce K value on Dorothy Bell Lane from 25 to 20 at STA 0+90.35 to 3+92.50.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): POSTPONE the Concept Plan application until the July 12, 2018 MPC meeting as requested by the applicant.

Staff Recomm. (Full): The applicant has requested the postponement to allow time to address comments from staff.

Comments: The applicant is proposing to develop this 17.5 acre tract with 53 detached residential lots (3.02 du/ac). The proposed subdivision will have access to Ferd Hickey Rd. and could have access to Pinetree Ln. if feasible based on grades.

MPC recommended rezoning this property from A-1 to RP-1 up to 4 du/ac in April 2018 (4-L-18-RZ) and City Council postponed consideration from May 11, 2018 until June 5, 2018.

Action: Withdrawn **Meeting Date:** 12/12/2019

Details of Action:

Summary of Action: WITHDRAW the Concept Plan application as recommended by staff.

Date of Approval: **Date of Denial:** **Postponements:** 5/10/2018

Date of Withdrawal: 12/12/2019 **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:**