

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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www.knoxmpc.org

File Number: 5-SK-07-C **Related File Number:** 5-J-07-UR
Application Filed: 4/2/2007 **Date of Revision:**
Applicant: EAGLE BEND REALTY

PROPERTY INFORMATION

General Location: West side Carpenter Rd., north of W. Emory Rd.
Other Parcel Info.:
Tax ID Number: 66 19.01AND 22 AND OTHER: MAP 78, PARCEL 35 **Jurisdiction:** County
Size of Tract: 48.7 acres
Accessibility: Access is via Carpenter Rd., a minor collector street with a 17' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / A (Agricultural)
South: Residences and vacant land / PR (Planned Residential) & A (Agricultural)
East: Residences and vacant land / A (Agricultural)
West: Residences and vacant land / RA (Low Density Residential) & A (Agricultural)
Proposed Use: Detached residential subdivision **Density:** 3.49 du/ac
Sector Plan: Northwest 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)
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: Dorchester

No. of Lots Proposed: 170 No. of Lots Approved: 170

Variances Requested: 1. Road grade variance on Road E at STA 19+00, from 12% to 13%.
2. Horizontal curve variance on Road E at STA 1+50, from 250' to 200'.
3. Horizontal curve variance on Road G/H at STA 5+00, from 250' to 210'.
4. Horizontal curve variance on Road G/H at STA 4+50, from 250' to 225'.

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 48.7 acre site into 170 lots at a density of 3.49 du/ac. Access to the subdivision is from Carpenter Rd., a minor collector street. The Planning Commission approved a concept plan for 73 lots on 20 acres of the site (1-SG-07-C / 1-J-07-UR) on January 11, 2007. The applicant has now submitted a revised application for the entire property. The property was rezoned (7-L-06-RZ) to PR (Planned Residential) at a density of 1 - 4 du/ac on September 25, 2006.

Since this proposed subdivision includes 170 lots, a traffic impact analysis is required.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 8/9/2007

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 5/10/2007&7/12/2007

Date of Withdrawal: 8/9/2007 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: