CASE SUMMARY

APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

File Number: 6-SF-08-C Related File Number: 6-H-08-UR

Application Filed: 5/5/2008 **Date of Revision:**

Applicant: THE FULLER GROUP



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PROPERTY INFORMATION

General Location: Southeast side of Lovell Rd., northeast of Hickey Rd.

Other Parcel Info.:

Tax ID Number: 104 171, 172 & 172.01 Jurisdiction: County

Size of Tract: 16.25 acres

Accessibility: Access is via Lovell Rd., a minor arterial street with a 20' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences

Surrounding Land Use: North: Residences / PR (Planned Residential)

South: Residences & vacant land / PR (Planned Residential) & A (Agricultural)

East: Residences / PR (Planned Residential)

West: Residences & vacant land / PR (Planned Residential) & A (Agricultural)

Proposed Use: Residential condominiums Density: ##

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:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Lovell Road Villas

No. of Lots Proposed: 80 No. of Lots Approved: 0

Variances Requested: Reduce of intersection spacing between Hibbert Ln. and Road A from 400' to 200'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Kelley Schlitz

Staff Recomm. (Abbr.): POSTPONE at the request of staff until the July 10, 2008 MPC meeting.

Staff Recomm. (Full):

Comments: MPC and Knox County Engineering staff did not receive an adequate amount of time to review the

traffic impact study for the proposed concept/use-on-review. In order for staff to review the site plan for 80 residential condominiums at this location along Lovell Rd., the applicant must revise the site plan to reflect the current density of 5 du/ac or rezone the subject property to a higher density. The applicant was unaware that they could not include the 3.13 acre floodway running through the property in their

density calculation. The applicant is in the process of revising the plan.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 6/12/2008

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements:

Date of Withdrawal: 5/28/2008 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, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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