# CASE SUMMARY

#### APPLICATION TYPE: SUBDIVISION

**CONCEPT PLAN** 

File Number:	7-SB-99-C	Related File Number:	7-H-99-UR
Application Filed:	6/7/1999	Date of Revision:	
Applicant:	MSGG, LLC		
Owner:	GLEN GLAFENHEIN		

PROPERTY INFORMATION

General Location:	East side Kelly Ln., south side Kodak Rd.		
Other Parcel Info.:			
Tax ID Number:	100 26.02 & PART 26 OTHER: 99 100 & 101 Juri	isdiction: County	
Size of Tract:	209.32 acres		
Accessibility:	Access is via Kodak Rd. , an arterial street with a pavement width of 18' within a 40' right-of-way and Kelly Ln. a local street with a pavement width of 14' within a 40' right-of-way.		

GENERAL LAND USE INFORMATION **Existing Land Use:** Vacant Surrounding Land Use: The property in the area is zoned A (Agricultural) and F (Floodway). Development consists of River Islands Golf Course to the east, the French Broad River to the South and agricultural uses and scattered residences to the west and north. Detached single family subdivision Density: 0.72 **Proposed Use:** Sector Plan: East County Sector Plan Designation: **Growth Policy Plan: 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:** 

KNOXVILLE·KNOX COUNTY

METROPOLITAN PLANNING

COMMISSION N N E S S E

Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•215•2068 www•knoxmpc•org

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**Requested Plan Category:** 

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	River Island Subdivision		
Surveyor:	Barge, Waggoner, Sumner & Cannon		
No. of Lots Proposed:	149	No. of Lots Approved:	0
Variances Requested:	Not identified		
S/D Name Change:			

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

#### **MPC ACTION AND DISPOSITION**

Planner In Charge:			
Staff Recomm. (Abbr.):	WITHDRAW as requested by the applicant's engineer		
Staff Recomm. (Full):			
Comments:	The applicants have submitted a subdivision which contains 149 lots for this 209 acre site. MPC recommended PR (Planned Residential) Zoning at 1 to 2 dwellings per acre at the May 1999 meeting. Five of the proposed lots are to be reserved for multi-family development. The remaining 144 lots will be used for detached single family dwellings.		
	The applicant's engineer is requesting postponement in order to resolve an issue regarding access to the site. As proposed, the development would use what is now the private driveway to River Island Golf Course as the entrance to this subdivision. This driveway was not engineered or constructed at a level which would		
	River Islands Subdivision 7-SB-99-C / 7-H-99-UR Page 2		
	be consistent with a public road. An adequate access to a public road will have to be provided before this development can proceed. Additionally, the developers have been instructed that a second access and sanitary sewers will be required before this development will be recommended at a density greater than one dwelling per acre.		
MPC Action:	Denied (Withdrawn)	MPC Meeting Date: 8/9/	2001
Details of MPC action:			
Summary of MPC action:	WITHDRAW as requested by the applicant's engineer		
Date of MPC Approval:	Date of Denia	I: Postponements: 7/8/5	99 thru 12/9/99
Date of Withdrawal:	8/9/2001 Withdrawn p	ior to publication?: 🗌 Action Appealed?:	
	LEGISLATIVE ACTION	N AND DISPOSITION	
Legislative Body:			
Date of Legislative Action:	Date of Legislative Action, Second Reading:		
Ordinance Number:	Other Ordinance Number References:		

**Disposition of Case, Second Reading:** 

If "Other":

Amendments:

Disposition of Case:

If "Other":

Date of Legislative Appeal:

Effective Date of Ordinance: