

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 7-SC-15-C **Related File Number:** 7-H-15-UR
Application Filed: 5/26/2015 **Date of Revision:**
Applicant: HUBER PROPERTIES, LLC

PROPERTY INFORMATION

General Location: Northeast side of Harvey Rd., south side of Raby WY.
Other Parcel Info.:
Tax ID Number: 162 02941, 04701, 04706 -07 **Jurisdiction:** County
Size of Tract: 8.76 acres
Accessibility: Access is via Harvey Rd., a collector street with a pavement width of 19' within a 40' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: This site is bounded by the main line of the Norfolk-Southern Railway on the north, Ft. Loudon Lake and Mallard Bay Subdivision on the south, detached dwellings on the east and a convenience store on the west. Zoning in the area is A (Agricultural), PR (Planned Residential) and F (Floodway).
Proposed Use: Detached residential subdivision **Density:** 3.43 du/ac
Sector Plan: Southwest 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) 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: Villas at Mallard Bay
No. of Lots Proposed: 30 **No. of Lots Approved:** 0
Variances Requested:
1. Horizontal curve variance from 250' to 100' at sta. 2+25
2. Horizontal curve variance from 250' to 100' at sta. 3+50
3. Horizontal curve variance from 250' to 100' at sta. 6+00
4. Horizontal curve variance from 250' to 100' at sta. 10+00
5. Horizontal curve variance from 250' to 100' at sta. 12+25
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): TABLE as requested by the applicant
Staff Recomm. (Full):
Comments: MPC at their June 11, 2015 meeting recommended approval of the rezoning of this site to PR (Planned Residential) at up to 3.5 du/ac with one condition. The condition of the rezoning was that First Utility District (FUD) and this applicant have a firm agreement regarding access across the utilities property prior to final action on the rezoning by the Knox County Commission. Access across the utility owned property is a necessity if this property is to be developed as proposed.

During the concept plan review process, MPC staff has met with and been in discussions with FUD staff regarding the proposed access across their property. The last communication that we had with utility staff members is that they would most likely not recommend the sale of their property to this applicant. Given this information, MPC staff believes the access issue must get resolved before this request moves any further.

The rezoning of this site was postponed by the Knox County Commission to their March 2016 meeting.
Action: Withdrawn **Meeting Date:** 5/10/2018
Details of Action:
Summary of Action: Withdraw
Date of Approval: **Date of Denial:** **Postponements:** 7/9/2015-8/13/2015
Date of Withdrawal: 5/10/2018 **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:**