

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 9-SH-06-C **Related File Number:** 9-I-06-UR
Application Filed: 8/7/2006 **Date of Revision:**
Applicant: MOLLENHOUR INVESTMENT GROUP, CO.
Owner: MOLLENHOUR INVESTMENT GROUP

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: North side of Magazine Rd., north end of Chalmers Dr.
Other Parcel Info.:
Tax ID Number: 123 K H 20 **Jurisdiction:** City
Size of Tract: 14.37 acres
Accessibility: Access is via Magazine Rd., a minor collector street with 19' of pavement width within a 45' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / R-1 (Low Density Residential)
South: Residences / R-1 (Low Density Residential)
East: Residences / R-1 (Low Density Residential)
West: Residences / R-1 (Low Density Residential)
Proposed Use: Attached and detached residential subdivision **Density:** 3.48 du/ac
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
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: Maple Gardens
Surveyor: Dawson
No. of Lots Proposed: 50 No. of Lots Approved: 50
Variances Requested: NA
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 as requested by the applicant.
Staff Recomm. (Full):
Comments: The applicant is proposing to subdivide this 14.37 acre site into 50 detached and attached residential lots at a density of 3.48 du/ac. The Planning Commission recommended approval of a rezoning request (8-O-06-RZ) to RP-1 (Planned Residential) at up to 3.5 du/ac on August 10, 2006. The applicant had requested a density of up to 5.5 du/ac.
MPC Action: Denied (Withdrawn) MPC Meeting Date: 12/14/2006
Details of MPC action:
Summary of MPC action: POSTPONE until the December 14, 2006 MPC meeting as requested by the applicant.
Date of MPC Approval: Date of Denial: Postponements: 9/14/2006-11/9/2006
Date of Withdrawal: 12/14/2006 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council
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: