

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 11-SE-06-C **AGENDA ITEM #:** 15
 11-H-06-UR **AGENDA DATE:** 12/14/2006

POSTPONEMENT(S): 11/9/2006

▶ **SUBDIVISION:** UNDERWOOD SUBDIVISION

▶ **APPLICANT/DEVELOPER:** MARK UNDERWOOD

OWNER(S): MARK UNDERWOOD

TAX IDENTIFICATION: 72 D C 002

JURISDICTION: County Commission District 8

▶ **LOCATION:** West side of Brakebill Rd., southeast of Asheville Hwy.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

▶ **APPROXIMATE ACREAGE:** 2.11 acres

▶ **ZONING:** RA (Low Density Residential) pending

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** One duplex per lot (10 dwelling units)

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural, PR residential and C-6 commercial. Development in the area consists of detached and attached residential developments and a shopping center.

▶ **NUMBER OF LOTS:** 5

SURVEYOR/ENGINEER: Eddy Garrett

ACCESSIBILITY: Access is via Brakebill Rd., a minor arterial street with a pavement width of 18' within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** Not identified

STAFF RECOMMENDATION:

▶ **WITHDRAW** as requested by the applicant

▶ **WITHDRAW** as requested by the applicant

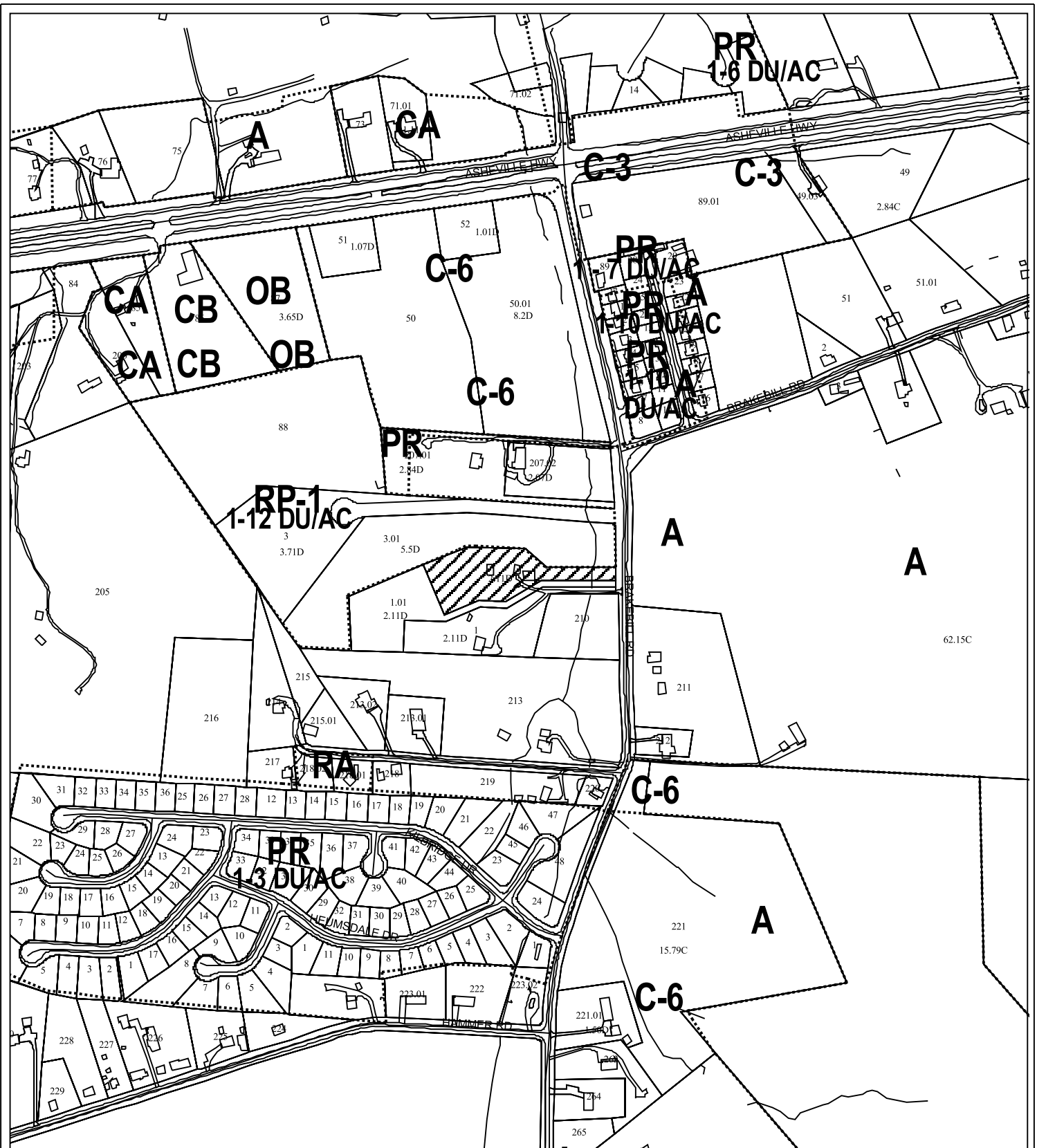
COMMENTS:

The applicant is proposing a subdivision that will contain five lots and a joint permanent easement. Additionally, he is requesting approval of a development plan that will permit the construction of a duplex on each lot. Due to the size and shape of the site, the placement of a duplex on each lot will require one or more variances to the requirements of the Knox County Zoning Ordinance regarding building setbacks. The


applicant has requested this matter be withdrawn in order to have time to consider alternative development scenarios.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**11-SE-06-C/11-H-06-UR
CONCEPT PLAN/USE ON REVIEW**

 Duplexes in RA (Low Density Residential)

Original Print Date: 10/25/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Underwood Subdivision
Mark Underwood

Map No: 72

Jurisdiction: County



