

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 12-SD-06-C                      **Related File Number:**  
**Application Filed:** 11/6/2006              **Date of Revision:**  
**Applicant:** KL REAL ESTATE CORP.  
**Owner:** KL REAL ESTATE CORP.

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

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400 Main Street  
Knoxville, Tennessee 37902  
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### PROPERTY INFORMATION

**General Location:** West side of West Gallaher Ferry Rd., north of Hickory Creek Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 116 26    **Jurisdiction:** County  
**Size of Tract:** 28.52 acres  
**Accessibility:** Access is via West Gallaher Ferry Rd., a local street with a 17' pavement width within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:** North: Rural residential / A (Agricultural)  
South: Rural residential / A (Agricultural)  
East: Rural residential / A (Agricultural)  
West: Rural residential / A (Agricultural)  
**Proposed Use:** Detached residential subdivision                      **Density:** 0.25 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Rural 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:** A (Agricultural)  
**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:** KL Real Estate Corp - West Gallaher Ferry Rd.  
**Surveyor:** Batson, Himes, Norvell & Poe  
**No. of Lots Proposed:** 7                      **No. of Lots Approved:** 7  
**Variances Requested:** 1. Horizontal curve variance at STA 8+00 from 250' to 150'  
2. Vertical curve variance at STA 0+80 from 225' to 135'  
**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 the Concept Plan as requested by the applicant.  
**Staff Recomm. (Full):**  
**Comments:** The applicant is proposing to subdivide this 28.52 acre tract located on the west side of West Gallaher Ferry Rd. into 7 lots. Six of the lots will be served by a Joint Permanent Easement. The larger lot that includes an existing house will have access by the existing driveway. The property which is zoned A (Agricultural) requires a minimum lot size of 1 acre. The smallest lot in the subdivision is 1.33 acres. All lots will be served by individual sewage disposal systems which will require approval from the Knox County Health Department. There is an existing telecommunications tower on the property.  
**MPC Action:** Denied (Withdrawn)    **MPC Meeting Date:** 2/8/2007  
**Details of MPC action:**  
**Summary of MPC action:**  
**Date of MPC Approval:**    **Date of Denial:**    **Postponements:** 12/14/2006-  
1/11/2007  
**Date of Withdrawal:** 2/8/2007    **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:**