

**CASE SUMMARY**  
**APPLICATION TYPE: SUBDIVISION**  
**CONCEPT PLAN**

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  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 5-SG-07-C                      **Related File Number:**  
**Application Filed:** 4/2/2007              **Date of Revision:**  
**Applicant:** SCHAAD MANAGEMENT COMPANY

**PROPERTY INFORMATION**

**General Location:** West end Flickenger Ln., east side of Canton Hollow Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 131 45                      **Jurisdiction:** County  
**Size of Tract:** 4.21 acres  
**Accessibility:** Access is via Flickenger Ln., a local street with a 26' pavement width within a 50' right-of-way.

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Mixed commercial businesses / CA (General Business) & C-3 (General Commercial)  
South: Vacant lot and residences / CA (General Business) & RA (Low Density Residential)  
East: Mixed commercial businesses / CA (General Business)  
West: Mixed commercial businesses / CA (General Business)  
**Proposed Use:** Commercial lots                      **Density:** NA  
**Sector Plan:** Southwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Outside 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:** CA (General Business)  
**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: Property of M. A. Schubert Trustee, Lot 4  
No. of Lots Proposed: 2                      No. of Lots Approved: 2  
Variances Requested: None  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to the following 6 conditions:

Staff Recomm. (Full):  
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
3. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.  
4. Lot 2 shall not have access to Canton Hollow Rd. and shall be so noted on the final plat.  
5. Revising the concept plan to reflect the boundary between Lot 2 and the property at the northwest corner as recorded in instrument number 200301220063932.  
6. Revising the concept plan to show the realignment of Canton Hollow Rd. and the required 30' to centerline dedication requirement.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

Comments: Flickenger Ln. was part of a concept plan that was approved back in 1992 for a commercial subdivision. While the entire street was built at the same time, the end of the street, that included the cul-de-sac turnaround, was never included in a recorded final plat that would allow for dedication of the right-of-way. The applicant is now requesting approval of a new concept plan for two lots and right-of-way for the end of the public street. Since the street has already been constructed, the applicant is also requesting approval at this meeting of a final plat creating Lot 1 and the extension of the right-of-way for Flickenger Ln. as a public street (5-SG-07-F).

MPC Action: Approved

MPC Meeting Date: 5/10/2007

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: 5/10/2007

Date of Denial:

Postponements:

Date of Withdrawal:

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: