CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 8-SI-01-C Related File Number:

Application Filed: 7/9/2001 Date of Revision:

Applicant: PAUL GARY HIBBEN, JR.

Owner: PAUL GARY HIBBEN, JR.



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: South side of Warren Ln., west of Coppock Rd.

Other Parcel Info.:

Tax ID Number: 12 135.02 & 135.03 Jurisdiction: County

Size of Tract: 10.11 acres

Access is via Warren Ln., a local street with a 12' pavement width within a 20' - 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: Property in the area is zoned A (Agricultural) and consists mainly of rural residential and agricultural

uses

Proposed Use: Detached single-family subdivision Density: 0.4 du/ac

Sector Plan: Northeast 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:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: M. C. Warren Heirs Property, Lots 2 & 3

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 4 No. of Lots Approved: 0

Variances Requested: 1. Intersection angle variance of joint permanent easement (jpe) and Warren Ln., from 60 to 30

degrees.

Horizontal curve variance at station 1+50, from 250' to 225'.
 Horizontal curve variance at station 3+25, from 250' to 200.5'.
 Horizontal curve variance at station 4+25, from 250' to 99.5'.
 Horizontal curve variance at station 6+50, from 250' to 22.5'.
 Horizontal curve variance at station 9+50, from 250' to 79.5'.

7. Intersection grade variance from 1% to 4%.

8. Grade variance from 12% to 20% from station 0+75 to 3+00.
9. Grade variance from 12% to 17% from station 3+00 to 6+50.
10. Vertical curve variance at station 0+75, from 240' to 130'.
11. Vertical curve variance at station 1+50, from 195' to 120'.
12. Vertical curve variance at station 3+00, from 150' to 100'
13. Vertical curve variance at station 6+50, from 165' to 120'.
14. Vertical curve variance at station 10+40, from 120' to 100'.
15. Vertical curve variance at station 10+40, from 120' to 100'.

16. Distance from pavement for measuring sight distance, from 15' to 5'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB

Staff Recomm. (Abbr.): WITHDRAW the Concept Plan as requested by the applicant

Staff Recomm. (Full):

Comments: The applicant was proposing to resubdivide two lots totaling 10.11 acres into four lots. Due to the steep

slopes adjacent to Warren Ln., the lots were to be served by a switch-back joint permanent easement

that would require 16 variances.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 8/9/2001

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements:

Date of Withdrawal: 8/9/2001 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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":

Amendments:

Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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