



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

▶ **FILE #:** 6-SD-06-C **AGENDA ITEM #:** 15  
POSTPONEMENT(S): 6/8/2006-7/13/2006 **AGENDA DATE:** 8/10/2006

▶ **SUBDIVISION:** NORTHSHORE DR. SUBDIVISION

▶ **APPLICANT/DEVELOPER:** HOLROB INVESTMENTS, LLC  
OWNER(S): HOLROB, INVESTMENTS, LLC

TAX IDENTIFICATION: 134 A E 18, 19 & 39

JURISDICTION: City & County Council District 2 & Commission District 4

▶ **LOCATION:** South side of S. Northshore Dr., north side of Crystal Lake Dr.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 5.6 acre

▶ **ZONING:** R-1 (Single Family Residential) & RB (General Residential)

▶ **EXISTING LAND USE:** One single family dwelling

▶ **PROPOSED USE:** Detached single family subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned R-1, R-1A and RB residential. Development in the area consists of detached single family dwellings and a church.

▶ **NUMBER OF LOTS:** 16

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via S. Northshore Dr., a major arterial street, with a pavement width of 23' within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

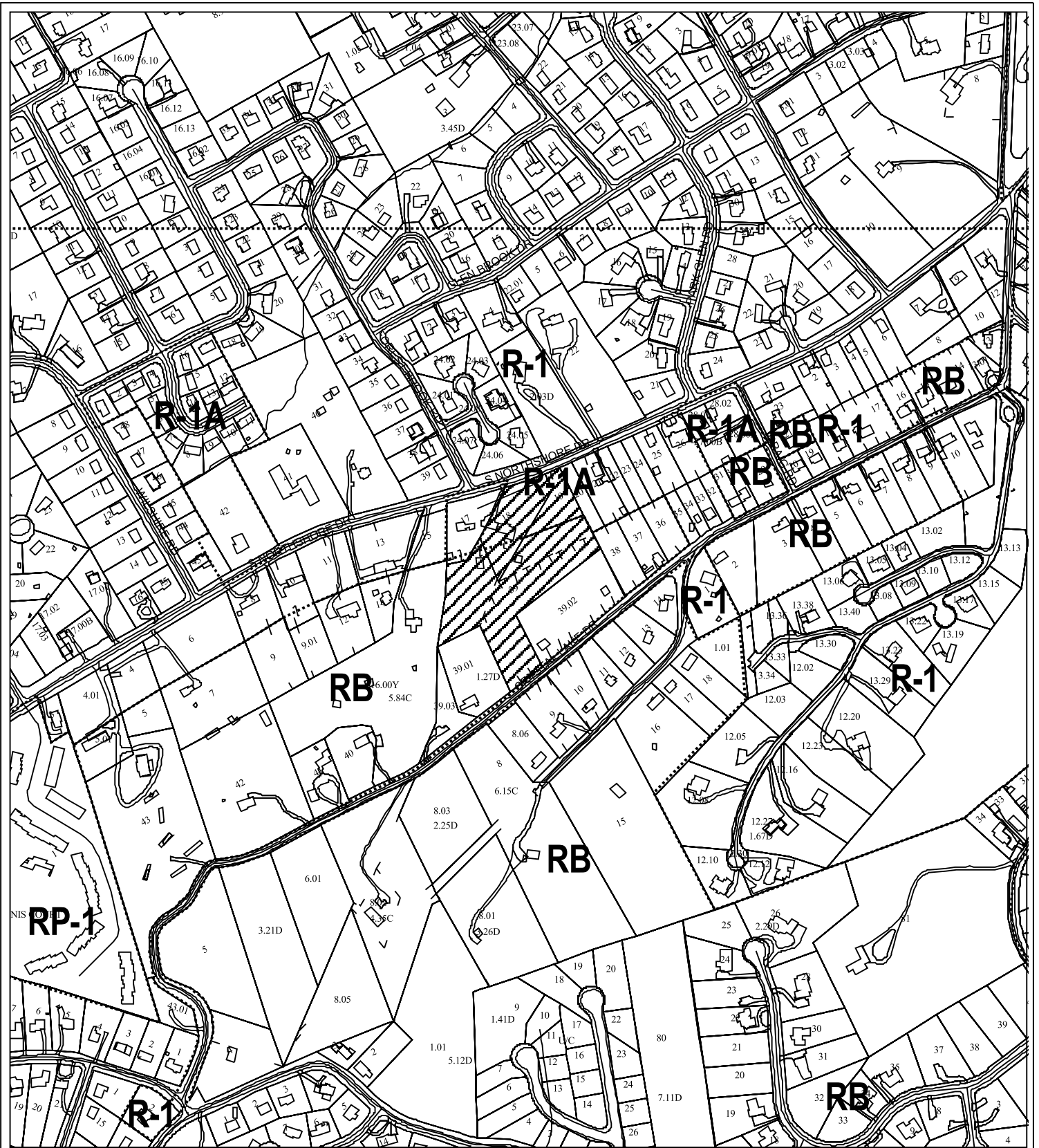
**STAFF RECOMMENDATION:**

▶ **WITHDRAW** as requested by the applicant's engineer

**COMMENTS:**

The applicant is proposing to develop a subdivision that will contain 16 lots on this 5.6 acre site. To develop the site as proposed the applicant will have to obtain an off-site drainage easement. Additionally, the required sight distance at the proposed entrance does not meet the current standards. Improvements to S. Northshore Dr. or obtaining the adjoining property will be needed in order to provide the required 450' of sight distance.

MPC's approval or denial of this request is final, unless the action is appealed to Knoxville City Council. The date of the Knoxville City Council appeal hearing will depend on when the appeal application is filed.

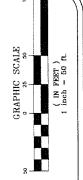
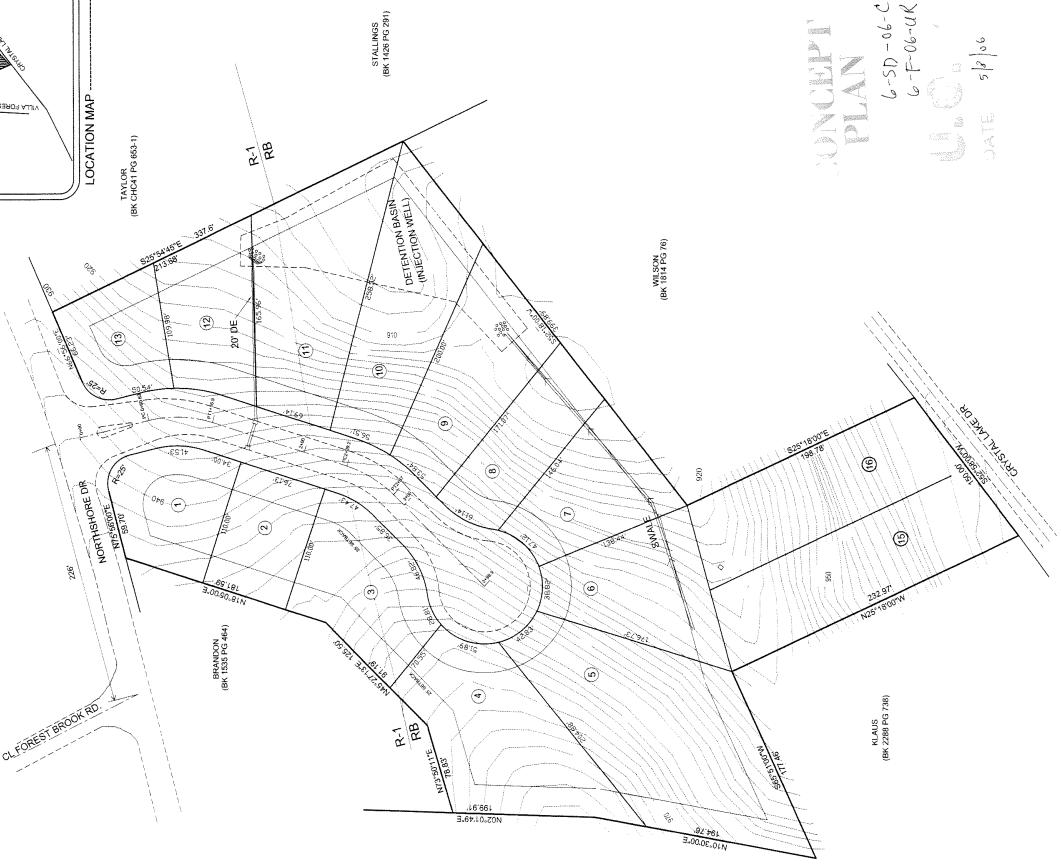
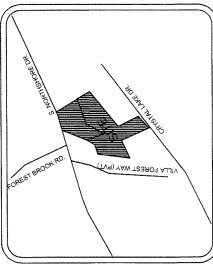


REV.	DATE	BY

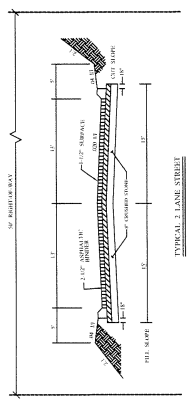
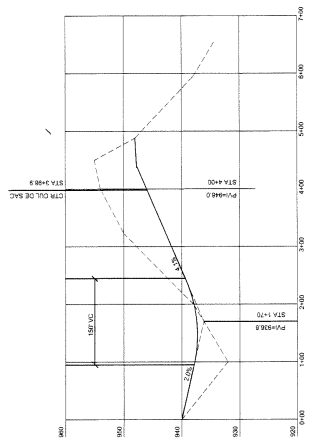
**LeMAY AND ASSOCIATES**  
 CONSULTING ENGINEERS  
 10816 KINGSTON PIKE  
 KNOXVILLE, TENNESSEE 37922  
 PH: (865) 671-0183 FAX: (865) 671-0213

CONCEPT AND DEVELOPMENT PLAN  
 NORTHSHORE DRIVE S/D  
 DISTRICT 6 WARD 51  
 CITY OF KNOXVILLE, TN

DATE	1-25-06
BY	J.E.
CHECKED	J.E.
SCALE	1" = 50'
SHEET	1 OF 1
DATE	9/8/06
JOB NUMBER	4689



**CONCEPT PLAN**  
 6-SD-06-C  
 6-F-06-UK  
 DATE 9/8/06



I hereby certify that I am a registered engineer, licensed to practice engineering in the State of Tennessee, and that I am the author of the design and calculations shown on this drawing, and that I am a duly licensed member of the Tennessee Engineering Council.



**DEVELOPER:**  
 HIGARB INVESTMENTS LLC  
 5500 LOMAS DR. SUITE 300  
 KNOXVILLE, TN 37960  
 PHONE: 865-657-3770

**NOTES:**  
 ZONE: R1 & RB  
 ACREAGE: 5.8 AC (24462 SQFT)  
 TOTAL LOTS: 15  
 C/L MAP 1/4 PARCELS 18-19-36  
 ALL LOTS TO HAVE ACCESS FROM INTERNAL ROAD SYSTEM ONLY  
 EXCEPT LOTS 12&19