KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT

▶ **FILE #:**	**12-SD-06-C**	**AGENDA ITEM #:**	**15**
POSTPONEMENT(S):	12/14/2006-1/11/2007	**AGENDA DATE:**	**2/8/2007**
▶ **SUBDIVISION:**	**KL REAL ESTATE CORP - WEST GALLAHER FERRY RD.**		
▶ **APPLICANT/DEVELOPER:**	**KL REAL ESTATE CORP.**		
OWNER(S):	KL REAL ESTATE CORP.		

TAX IDENTIFICATION:	116 26
JURISDICTION:	County Commission District 6
▶ **LOCATION:**	**West side of West Gallaher Ferry Rd., north of Hickory Creek Rd.**
SECTOR PLAN:	Northwest County
GROWTH POLICY PLAN:	Rural Area
▶ **APPROXIMATE ACREAGE:**	**28.52 acres**

▶ **ZONING:**	**A (Agricultural)**
▶ **EXISTING LAND USE:**	**Residence and vacant land**
▶ **PROPOSED USE:**	**Detached residential subdivision**
SURROUNDING LAND USE AND ZONING:	North: Rural residential / A (Agricultural) South: Rural residential / A (Agricultural) East: Rural residential / A (Agricultural) West: Rural residential / A (Agricultural)

▶ **NUMBER OF LOTS:**	**7**
SURVEYOR/ENGINEER:	Batson, Himes, Norvell & Poe
ACCESSIBILITY:	Access is via West Gallaher Ferry Rd., a local street with a 17' pavement width within a 40' right-of-way.
▶ **SUBDIVISION VARIANCES REQUIRED:**	**1. Horizontal curve variance at STA 8+00 from 250' to 150'** **2. Vertical curve variance at STA 0+80 from 225' to 135'**

STAFF RECOMMENDATION:

▶ **WITHDRAW the Concept Plan as requested by the applicant.**

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

12-SD-06-C
CONCEPT PLAN

Approval of a Concept Plan

Original Print Date: 12/05/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

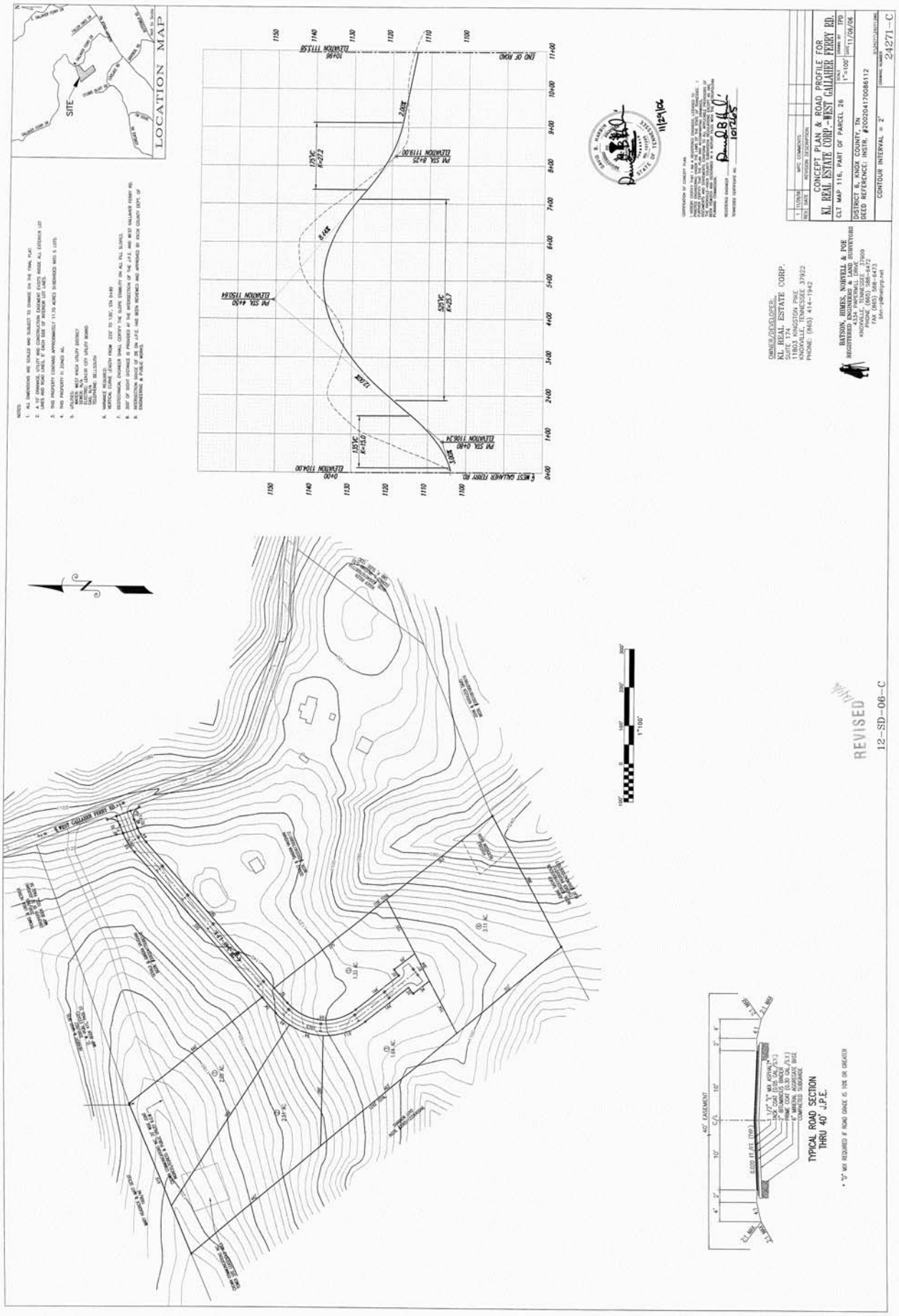
Subdivision: KL Real Estate Corp - West Gallaher Ferry Rd.

Map No: 116

Jurisdiction: County

0' 500'

N


LOCATION MAP
SITE
NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES ALONG THE ENTIRE PERIMETER OF THE SUBDIVISION.
3. THIS PROPERTY CONTAINS APPROXIMATELY 11.35 ACRES SUBDIVIDED INTO 5 LOTS.
4. THIS PROPERTY IS ZONED A1.
5. UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
GAS: N/A
ELECTRIC: KNOXVILLE CITY UTILITY BOARD
TELEPHONE: AT&T
CABLE TELEVISION: COMCAST
6. DRAINAGE REQUIRED.
VERTICAL CURVE LENGTH FROM 200' TO 1,30'; STA 0+00
7. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
8. SIGHT DISTANCE IS PROVIDED AT THE INTERSECTION OF THE J.P.E. AND WEST GALLAHER FERRY RD.
9. SIGHT DISTANCE AT THE J.P.E. HAS BEEN REVIEWED AND APPROVED BY KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS.
℄ WEST GALLAHER FERRY RD.
END OF ROAD
ELEVATION 1118.00
ELEVATION 1116.24
ELEVATION 1118.20
ELEVATION 1115.64
ELEVATION 1118.98
PVI STA 0+00
PVI STA 2+25
PVI STA 4+50
VC=15.0
VC=22.2
VC=25.7
VC=22.2
1.00%
6.44%
2.00%
OWNER/DEVELOPER:
KL REAL ESTATE CORP.
SUITE 1A
3100 THOMPSON PIKE
KNOXVILLE, TENNESSEE 37922
PHONE: (865) 414-1942
BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
KNOXVILLE, TENNESSEE 37909
PHONE (865) 588-4472
FAX (865) 588-4473
bhn-p@earthlink.net
REVISED
12-SD-06-C
1" = 100'
TYPICAL ROAD SECTION
THRU 40' J.P.E.
* "D" MAX REQUIRED IF ROAD GRADE IS 10% OR GREATER
CONCEPT PLAN & ROAD PROFILE FOR
KL REAL ESTATE CORP.-WEST GALLAHER FERRY RD.
CLT MAP 116, PART OF PARCEL 26
DISTRICT 6, KNOX COUNTY, TN
DEED REFERENCE: INSTR. #200204170086112
CONTOUR INTERVAL = 2'
24271-C