



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

▶ **FILE #:** 5-SG-07-C

**AGENDA ITEM #:** 20

**AGENDA DATE:** 5/10/2007

▶ **SUBDIVISION:** PROPERTY OF M. A. SCHUBERT TRUSTEE, LOT 4

▶ **APPLICANT/DEVELOPER:** SCHAAD MANAGEMENT COMPANY

**OWNER(S):** Schaad Management Co.

**TAX IDENTIFICATION:** 131 45

**JURISDICTION:** County Commission District 5

▶ **LOCATION:** West end Flickenger Ln., east side of Canton Hollow Rd.

**SECTOR PLAN:** Southwest County

**GROWTH POLICY PLAN:** Urban Growth Area (Outside City Limits)

▶ **APPROXIMATE ACREAGE:** 4.21 acres

▶ **ZONING:** CA (General Business)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Commercial lots

**SURROUNDING LAND USE AND ZONING:** 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)

▶ **NUMBER OF LOTS:** 2

**SURVEYOR/ENGINEER:** Batson, Himes, Norvell & Poe

**ACCESSIBILITY:** Access is via Flickenger Ln., a local street with a 26' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject to the following 6 conditions:**

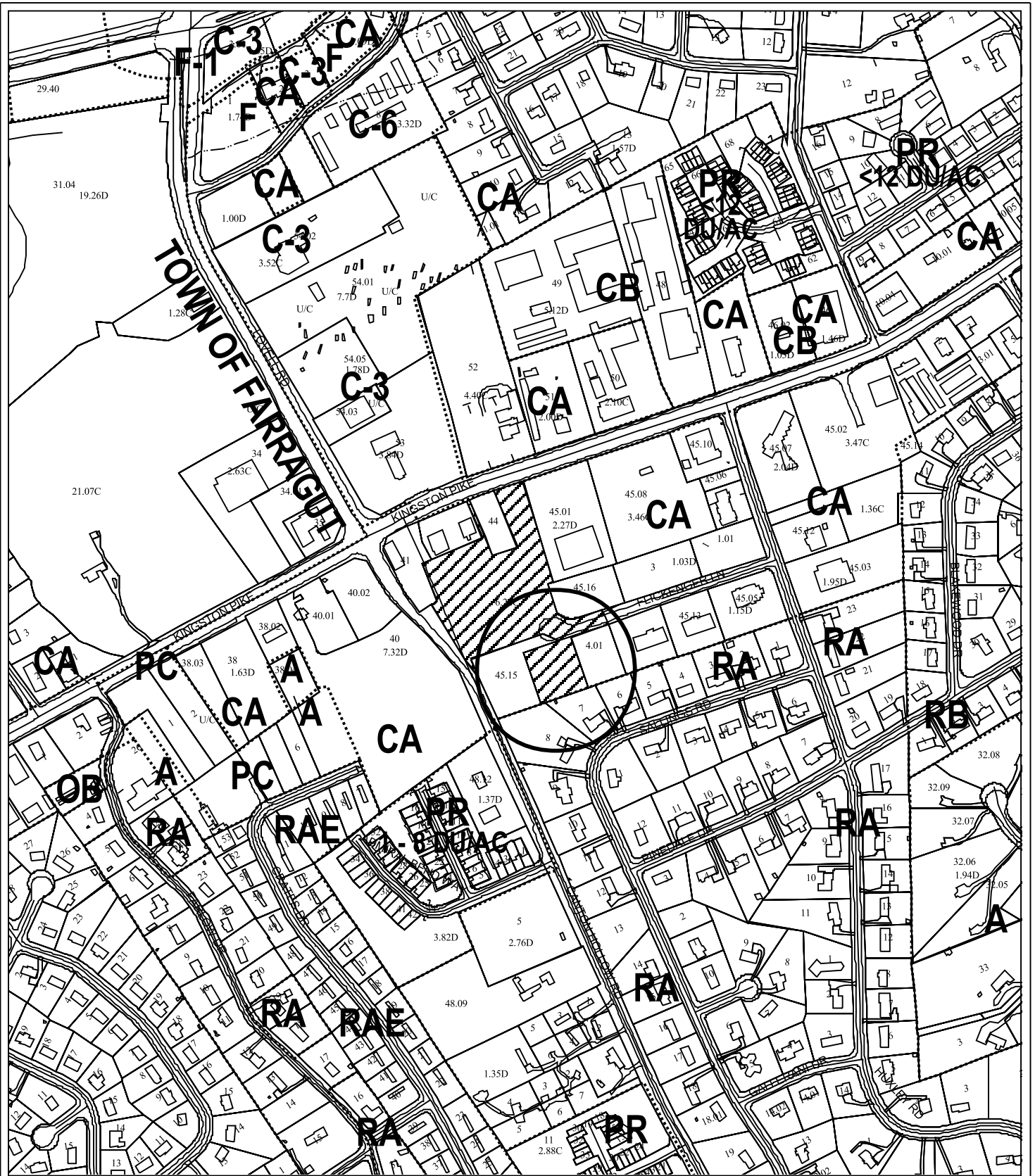
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
4. Lot 2 shall not 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'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.




5-SG-07-C  
CONCEPT PLAN

Subdivision: Property of M. A. Schubert  
Trustee, Lot 4

Map No: 131

Jurisdiction: County

 Approval of a Concept Plan

0' 500'



Original Print Date: 05/01/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

**Agenda Item # 20**



- NOTES:
1. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE STATE OF TENNESSEE AND FEDERAL GOVERNMENT REGULATIONS AND ORDINANCES.
  2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
  3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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REPRESENTATION OF COUNTY PLAN  
 M. A. SCHUBERT TRUSTEE, c/o  
 M. A. SCHUBERT TRUSTEE  
 P.O. BOX 20818  
 KNOXVILLE, TENNESSEE 37950  
 PHONE: (605) 637-2674

CONCEPT PLAN DEVELOPMENT FOR  
 M. A. SCHUBERT, TRUSTEE  
 01 MP 317, MAIL 4  
 1"=50' DATE: 04/24/07  
 DISTRICT 6, KNOX COUNTY, TN  
 CONTOUR INTERVAL = 2'

CONCEPT PLAN  
 REVISED  
 4/23/07

BATSON, HIMES, NORVELL & POE  
 REGISTERED PROFESSIONAL ENGINEERS  
 4334 WASHINGTON DRIVE  
 KNOXVILLE, TENNESSEE 37920  
 PHONE: (605) 288-4473  
 FAX: (605) 308-6473  
 http://batsonhimesnorvell.com



DEED REFERENCE: INSTR. 200211150043338

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