



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

▶ **FILE #:** 3-SD-09-C **AGENDA ITEM #:** 20
3-D-09-UR **AGENDA DATE:** 3/12/2009

▶ **SUBDIVISION:** KHFH - KNOXVILLE COLLEGE DRIVE
▶ **APPLICANT/DEVELOPER:** KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
OWNER(S): Knoxville's Community Development Corporation

TAX IDENTIFICATION: 94 G D 12, 13 & 14
JURISDICTION: City Council District 6

▶ **LOCATION:** Northwest side of Knoxville College Dr., southwest side of Reynolds St.
SECTOR PLAN: Central City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
WATERSHED: Third Creek
▶ **APPROXIMATE ACREAGE:** 23711 square feet

▶ **ZONING:** TND-1 (Traditional Neighborhood Development)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences & Knoxville College / R-2 (General Residential) & O-1 (Office, Medical, and Related Services)
South: Residences / TND-1 (Traditional Neighborhood Development)
East: Vacant land & residences / R-2 (General Residential) & TND-1 (Traditional Neighborhood Development)
West: Vacant land & residences / R-2 (General Residential) & TND-1 (Traditional Neighborhood Development)

▶ **NUMBER OF LOTS:** 4

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

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

▶ **SUBDIVISION VARIANCES REQUIRED:** NA

STAFF RECOMMENDATION:

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

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

COMMENTS:

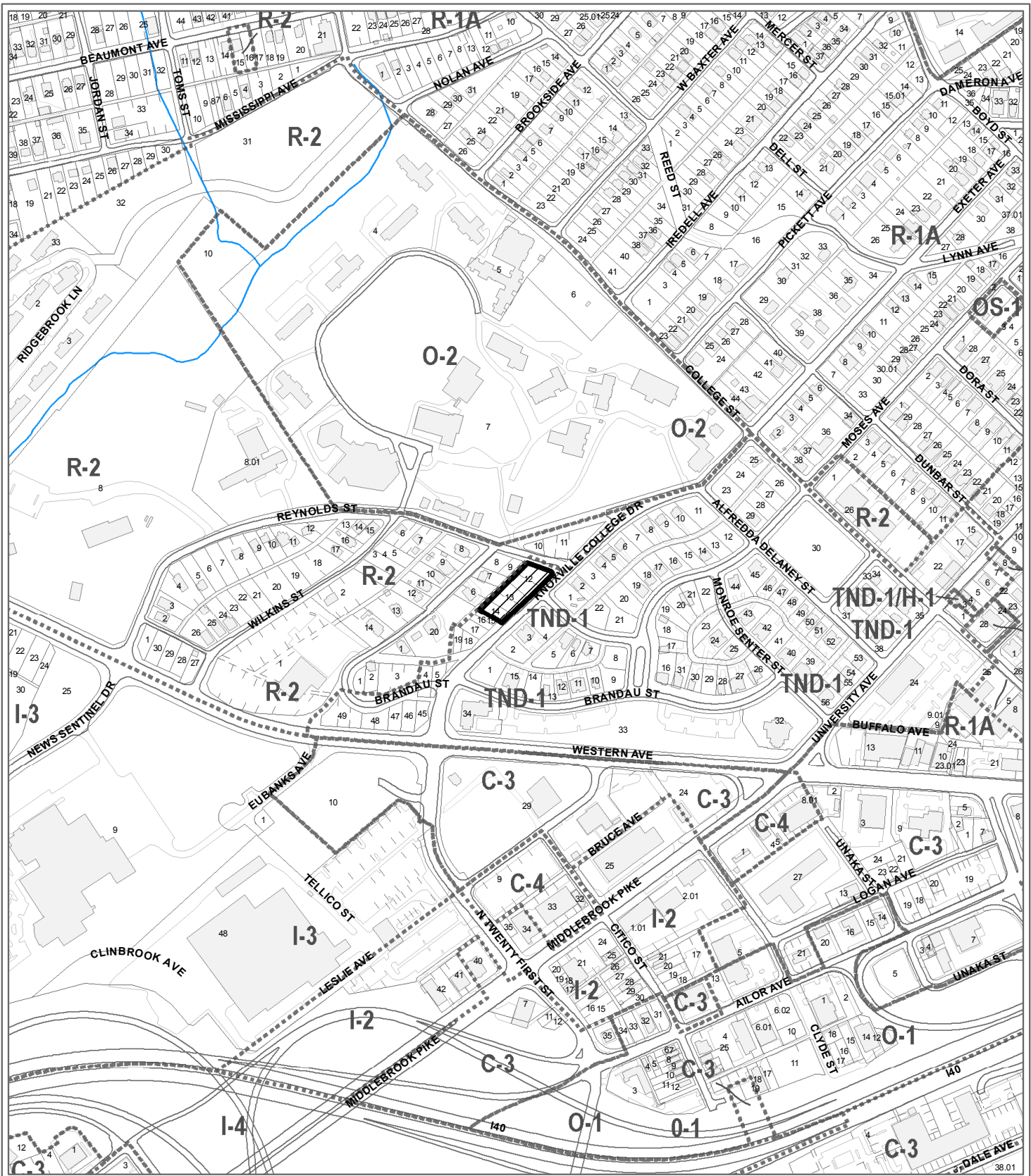
Based on the approval of use-on-review file 2-G-09-UR and the change in proposed access for the lots, it has been determined that this concept plan is no longer required.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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

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



**3-SD-09-C / 3-D-09-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in TND-1 (Traditional Neighborhood Development)

Original Print Date: 2/27/2009
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Knoxville's Community Development Corporation
KHFH - Knoxville College Drive

Map No: 94

Jurisdiction: City

