# CASE SUMMARY

# APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number:1-SC-08-FApplication Filed:11/29/2007Applicant:SMITHBILT, LLC

Related File Number: Date of Revision:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • or g

#### PROPERTY INFORMATION

General Location: South side of Hardin Valley Road, west of Westcott Blvd.

**Other Parcel Info.:** 

Tax ID Number: 104 086

Size of Tract: 4.22 acres

Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:

Sector Plan:	Northwest County	Sector Plan Designation:
		-

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** 

#### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

A (Agricultural) & RA (Low Denisty Residential)

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

Extension of Zone:

History of Zoning:

#### PLAN INFORMATION (where applicable)

Current Plan Category:

**Requested Plan Category:** 

Density:

Jurisdiction:

County

### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: No. of Lots Proposed: Smithbilt, LLC Property

posed: 3 No. of Lots Approved: 3

Variances Requested: 1. To reduce the required radius on each side of the JPE at Hardin Valley Road from 25' to 0'.

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION					
Planner In Charge:	Emily Dills				
Staff Recomm. (Abbr.):	Deny Variance DENY Final Plat				
Staff Recomm. (Full):					
Comments:	Staff has recommended denial of this Final Plat because two sections of the Minimum Subdivision Regulations regarding the Joint Permanent Easement have not been met. Section 6 Article 64-24-43 states that all Joint Permanent Easement locations must be traversable with a maximum grade of 12%. The JPE shown to serve Lots 2 and 3 has a grade greater than 22%. Article 64-24.5 states a minimum 20' wide driving surface shall be required that is capable of supporting the imposed loads of emergency apparatus under all weather conditions. The JPE's concrete measured only approximately 12' wide and Rural Metro has concerns about serving properties located on grades greater than 15%.				
MPC Action:	Approved		MPC Meeting Date	: 3/13/2008	
Details of MPC action:	approved final plat				
Summary of MPC action:	Approve Final Plat				
Date of MPC Approval:	3/13/2008	Date of Denial:	Postponements:	1/10/2008-2/14/2008	
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?	:	

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Chancery Court	
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":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: