CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number: 10-SE-03-F Related File Number:

Application Filed: 9/5/2003 Date of Revision:

Applicant: RALPH JOEL OWNBY

Owner: RALPH JOEL OWNBY



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

PROPERTY INFORMATION

General Location: Northwest side of Twin Oak Ln., southwest Tazewell Pike.

Other Parcel Info.:

Tax ID Number: 13 048 Jurisdiction: County

Size of Tract: 15.6 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: Northeast County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Ralph Joel Ownby Property

Surveyor: Rudd

No. of Lots Proposed: 3 No. of Lots Approved: 3

Variances Requested: 1. Reduction of the width of the JPE, from 40' to 14.37' for approximately 376.4' and 40 to 25' for the

remaining distance.

2. Reduction of the pavement width of the JPE from 20' to as constructed (approx. 8').

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): Deny Variances 1 & 2

DENY Final Plat

Staff Recomm. (Full): Staff has recommended denial of this plat due to the insufficient width of the Joint Permanent Easement

and driving surface serving this property. At the present time there are three residences on two lots served by the access drive. The approval of this plat will create a total of four lots served by the JPE. The Subdivision Regulations require a minimum frontage of 25' to serve a single lot. Joint Permanent Easements are required to be 40' in width. Due to the existing lot configuration, this property is limited to only 14.37' of frontage. The access drive serving the property is a concrete driveway with a width of 8' to 9'. MPC and County Engineering Staff's primary concern is that the access to the property is not

adequate for emergency vehicles.

Comments:

MPC Action: Denied MPC Meeting Date: 4/8/2004

Details of MPC action:

Summary of MPC action: Deny Variances 1 & 2

DENY Final Plat

Date of MPC Approval: Date of Denial: 4/8/2004 Postponements: 10/9/2003-3/11/2004

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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