# **CASE SUMMARY**

APPLICATION TYPE: SUBDIVISION

**FINAL PLAT** 

File Number: 10-SF-13-F Related File Number:

Applicant: ERIC ESTEP

8/27/2013



Suite 403 • City County Building 4 0 0 Main Street 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 • o r g

#### PROPERTY INFORMATION

General Location: Southwest side of Grassy Creek Way, northwest of Schaad Road

Other Parcel Info.:

**Application Filed:** 

Tax ID Number: 79 03102 Jurisdiction: County

Date of Revision:

Size of Tract: 4.45 acres

Accessibility:

# GENERAL LAND USE INFORMATION

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Outside City Limits)

**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: Steven & Patricia Johnston Property

No. of Lots Proposed: 2 No. of Lots Approved: 2

Variances Requested:

1. To reduce the requirements of the Minimum Subdivision Regulations Section 64-24.61 that requires

all JPEs that serve more than six lots to meet the same construction standards as a public street and

to reduce the standards to existing conditions.

2. To reduce the requirements of the Minimum Subdivision Regulations Section 64-24-50 that requires

a minimum of a 20' wide driving surface and reduce that width to 11'.

3. To reduce the requirement of the Minimum Subdivision Regulations 64-24-45 requiring all dead-end

JPEs to provide a suitable turnaround meeting ASHO guild lines to existing conditions.

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 Variances 1-3

**DENY Final Plat** 

Staff Recomm. (Full):

**Comments:** This Final Plat was previously submitted to MPC in February 2013 and Tabled so that the property

owner would have additional time to work with Knox County Engineering and MPC Staff on a solution to the non-conforming, existing Joint Permanent Easement that serves the property. It was removed from the Table and heard and denied at the May 2013 MPC meeting. The existing JPE serves more than 6 lots and is approximately one half mile long. It does not meet the standards of the Minimum Subdivision Regulations regarding the width of the driving surface, the required turn-around, and the requirements that it be built to public road standards because of the number of lots it serves. MPC Staff has reviewed lots being added to this JPE before. Some have been approved with variances and some denied. MPC staff denied a plat in July 2003 requesting the same type variances due to lack of a proper hardship and safety concerns. The MPC Commission approved that plat at the meeting. MPC Staff and Knox County Engineering are recommending denial of this plat for lack of a proper

hardship and safety concerns regarding the JPE.

Action: Denied Meeting Date: 10/10/2013

**Details of Action:** 

Summary of Action:

Date of Approval: Date of Denial: 10/10/2013 Postponements:

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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