CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

Date of Revision:

File Number: 11-SC-01-F Related File Number:

Applicant: FURROW FAMILY PARTNERSHIP

10/1/2001

Owner: EMORY PLACE GENERAL PARTNERSHIP



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: South side of Lexington Dr, west of Simmons Rd.

Other Parcel Info.:

Application Filed:

Tax ID Number: 131 PART OF 66 & PART OF 66.2 Jurisdiction: City

Size of Tract: 2.67 acre

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 (Inside 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: C-4 (Highway and Arterial Commercial)/TO-1 (Technology Overlay)

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: Furrow Family Partnership LP, Resubdivision of Tracts 1 & 2

Surveyor: LeMay & Associates

No. of Lots Proposed: 1 No. of Lots Approved: 1

Variances Requested: None.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: BC

Staff Recomm. (Abbr.): DENY FINAL PLAT

Staff Recomm. (Full): Staff's recommendation for denial of the proposed subdivision is due to the non-conformity of the two

proposed accesses.

Comments: Two accesses are proposed with this subdivision plat, a joint permanent easement (JPE) and a 25ft

access strip. The proposed accesses are side-by-side and provide access to Lexington Dr.

The JPE is being declared along an existing driveway to serve this new lot in addition to the two adjacent tracts of land under the applicant's ownership. The proposed JPE does not meet the requirements for design at the intersection of Lexington Drive. Design requirements in the Minimum Subdivision Regulations call for a minimum 75' property line radius at this commercial intersection of the JPE and Lexington Dr. A request for variance would be required for the radius proposed with this JPE.

A second access is proposed via a 25ft "fee-simple" strip to Lexington Dr. This access would also

A second access is proposed via a 25ft "fee-simple" strip to Lexington Dr. This access would also serve the new lot being created with this subdivision plat. The route of this proposed access is not traversible in that it does not provide a readily apparent means of physical access from the lot to the

street.

MPC Action: Denied MPC Meeting Date: 11/8/2001

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: 11/8/2001 Postponements:

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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