# CASE SUMMARY

## *APPLICATION TYPE: SUBDIVISION*

### FINAL PLAT

KNOXVILLE·KNOX COUNTY
MPC
METROPOLITAN PLANNING COMMISSION
TENNESSEE
Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865•215•2500
FAX•215•2068
www•knoxmpc•org

**File Number:** 11-SEE-05-F **Related File Number:**

**Application Filed:** 10/10/2005 **Date of Revision:**

**Applicant:** LARRY & BARBARA SUTTON SUTTON, WAYNE & SUZY

**Owner:** LARRY & BARBARA SUTTON SUTTON, WAYNE & SUZY

## *PROPERTY INFORMATION*

**General Location:** Southeast side of E. Raccoon Valley Dr., northeast of Heiskell Rd.

**Other Parcel Info.:**

**Tax ID Number:** 36 12.01 & 12.03 **Jurisdiction:** County

**Size of Tract:** 25.55 acre

**Accessibility:**

## *GENERAL LAND USE INFORMATION*

**Existing Land Use:**

**Surrounding Land Use:**

**Proposed Use:** **Density:**

**Sector Plan:** North 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:**

## SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** Sutton Property

**Surveyor:** Hinds

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

**Variances Requested:**
1. To reduce the JPE width from 40' to 25'.
2. To eliminate the required turnaround at the end of the JPE.
3. To reduce the map scale from 1" = 100' to 1" = 120'
4. To reduce the required driving surface of the JPE from 20' to 10'.

**S/D Name Change:**

## OTHER INFORMATION (where applicable)

**Other Bus./Ord. Amend.:**

## MPC ACTION AND DISPOSITION

**Planner In Charge:** Emily Dills

**Staff Recomm. (Abbr.):** Approve Variances 1-3
Deny Variance 4
DENY Final Plat

**Staff Recomm. (Full):**

**Comments:** The MPC and Knox County Department of Engineering and Public Works Staff do not support the reduction in the required width of the driving surface of the Joint Permanent Easement (JPE) from 20' to existing conditions ( approximately 10'). One of the prime reasons for having a minimum standard for the driving surface is to allow adequate width for access by emergency vehicles.

**MPC Action:** Approved **MPC Meeting Date:** 11/10/2005

**Details of MPC action:** Approve variances and final plat

**Summary of MPC action:** Approve Variances 1-4 and Approve Final Plat

**Date of MPC Approval:** 11/10/2005 **Date of Denial:** **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":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**