

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number: 12-SG-01-F **Related File Number:**
Application Filed: 11/13/2001 **Date of Revision:**
Applicant: WILLIAM CROSLAND, SR. & JR.
Owner: WILLIAM CROSLAND, SR. & JR.

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: South side of E. Brushy Valley Dr., east of Heiskell Rd.
Other Parcel Info.:
Tax ID Number: 36 100 **Jurisdiction:** County
Size of Tract: 12.35 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Rural 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: William Crosland, Sr. and William Crosland, Jr.
Surveyor: Simmons
No. of Lots Proposed: 3 No. of Lots Approved: 3
Variances Requested: 1. Reduce the required right-of-way from centerline of E. Brushy Valley Dr., from 35' to 21.5'.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): Approve Variance 1 in front of Lot 1.
Deny Variance 1 in front of Lots 2 and 3.
DENY FINAL PLAT

Staff Recomm. (Full): Staff's recommendation of denial is based on the denial for that portion of the right-of-way dedication variance in front of Lots 2 and 3, and due to the fact that there is not adequate sight distance for the three lots.

Comments: The applicant is proposing the subdivision of this 12.35 acre tract into 3 lots. Lot 1, which is 0.56 acres (BZA variance), includes an existing house that has limited sight distance to the west along E. Brushy Valley Dr. Following Staff's identification of the sight distance problem for all three lots, the applicant conducted some site work, cutting back the bank and wall in front of the house, in order to improve the sight distance. A site inspection on December 12, 2001 found that the site distance problem has not been corrected. Sight distance is measured at a point that is 15' back from the edge of pavement. The attached photo shows that even at a point that is 12' back from the edge of pavement, sight distance for Lot 1 is only around 40'. Further grading and removal of the block wall will be required to obtain 300' of sight distance. Grading is also needed on the bank to the east of the driveway to improve the sight distance. The surveyor has certified that the sight distance to the east for the proposed driveway for Lot 2, will only be 224'. He has also certified that the sight distance to the west for the proposed driveway for Lot 3 will only be 248'. For safety reasons, a minimum acceptable sight distance of 300' should be provided for all driveways onto a public road. E. Brushy Valley Dr. is a major collector street. The applicant may be able to redesign the subdivision utilizing a central access for all three lots where there is adequate sight distance.

County Engineering Staff will support the right-of-way dedication variance in front of Lot 1, due to the location of the existing house. They will not support the variance in front of Lots 2 and 3 due to a lack of hardship.

MPC Action: Denied MPC Meeting Date: 12/13/2001

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: 12/13/2001 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": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

