CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

Sector Plan Designation:

| File Number: | 12-SH-00-F | Related File Number: |
|--------------------|---------------------|----------------------|
| Application Filed: | 11/20/2000 | Date of Revision: |
| Applicant: | DANIEL E. HUTCHISON | |
| Owner: | DANIEL E. HUTCHISON | |

PROPERTY INFORMATION

General Location: Northwest side of E. Raccoon Valley Dr, east of Hill Rd.

Other Parcel Info.:

Tax ID Number: 3 9.03, 9.04, 9.05

Size of Tract: 49.4 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:

| Sector | Dian | |
|--------|--------|--|
| JECIUI | Fiaii. | |

Rural Area Growth Policy Plan:

Neighborhood Context:

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

A (Agricultural)

North County

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

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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Density:

County

Jurisdiction:

| SUBDIVISION INFORMATION (where applicable) | | | | |
|--|--|-------------------------|--|--|
| Subdivision Name: | Revised Plat of A Division Of A. L. Jr., & Jean S. Reynolds, Tracts 1-3 | | | |
| Surveyor: | CLR Land Surveyors | | | |
| No. of Lots Proposed: | 3 | No. of Lots Approved: 3 | | |
| Variances Requested: | Reduce required scale for final plat from 1" = 100' to 1" = 200'. Reduce the required right-of-way from centerline of Raccoon Valley Dr from 50' to 25'. Allow a Joint Permanent Easement where grade exceeds 12%. Allow a gravel driving surface in lieu of pavement as recommended by Knox County Engineering and Public Works. | | | |
| 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 Deny Variances 2 - 4 DENY FINAL PLAT | | | |
| Staff Recomm. (Full): | Staff's recommendation for denial is based on the recommended denial of three of the requested variances. | | | |
| Comments: | MPC Staff is not recommending approval for the right-of-way reduction because of the recommendation of Knox County Engineering and Public Works. Knox County Engineering has recommended denial due to scheduled improvements involving this section of Raccoon Valley Dr. The grade of the joint permanent easement, within the first approximately 250 ft., exceeds the 12% maximum grade allowed by standards in the Minimum Subdivision Regulations. The existing grade was determined to be 14% by a road profile. The owners are proposing a gravel surface for the roadway within the easement. MPC Staff and Knox County Engineering and Public Works are recommending that the easement be paved for reasons of erosion control. Gravel driveways at this grade typically have tendency for washout. | | | |
| MPC Action: | Denied MPC Meeting Date: 5/10/2001 | | | |
| Details of MPC action: | | | | |
| Summary of MPC action: | DENY FINAL PLAT | | | |
| Date of MPC Approval: | Date of Denial: 5/10/2001 Postponements: 12/14/00-4/12/01 | | | |
| 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: |