

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number: 12-SI-05-F **Related File Number:** 10-SD-05-F
Application Filed: 11/7/2005 **Date of Revision:**
Applicant: CENTURY SURVEYING
Owner: JOE HUTTO

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: Northwest side of Everett Rd., southwest of Yarnell Rd.
Other Parcel Info.:
Tax ID Number: 141 041.10 **Jurisdiction:** County
Size of Tract: 5.02 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: 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: Property of R. M. Moore & Bill Ferrell, Resub of Lot 9
Surveyor: Century Surveying
No. of Lots Proposed: 2 **No. of Lots Approved:** 2
Variances Requested: 1. To allow the width of the driving surface of the JPE to remain at 16' instead of the required width of 20'.
2. To eliminate the drainage easement under the existing barn.
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 Variance 2
DENY Variance 1 and Final Plat
Staff Recomm. (Full):

Comments: Staff has recommended denial of this Final Plat because the existing Joint Permanent Easement (JPE) is not built to the requirements of the Minimum Subdivision Regulations (a JPE serving more than five lots must meet pavement standards for public streets) and the applicant is requesting that an additional lot be added to this JPE that already serves 8 lots. The JPE is approximately 17' wide with gravel. Knox County Engineering is recommending a 20' paved surface for the JPE. The restrictive covenants for this subdivision allow for lots to be subdivided into no less than 2.5 acre lots which creates a potential of more lots being served by this JPE. (This same plat had been previously reviewed and denied by the Planning Commission on October 13, 2005 as file 10-SD-05-F.)

MPC Action: Denied **MPC Meeting Date:** 12/8/2005
Details of MPC action:
Summary of MPC action: Approve Variance 2
DENY Variance 1 and Final Plat
Date of MPC Approval: **Date of Denial:** 12/8/2005 **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: