



Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Stockton Place

Surveyor: LeMay & Associates

No. of Lots Proposed: 11                      No. of Lots Approved: 0

Variations Requested:

1. Horizontal curve radius from 100' to 40' at sta. 2+00 of Stockholm Wy.
2. Variance of tangent length between reverse curves from 50' to 27' at sta. 2+50 of Stockholm Wy.
3. Variance of tangent length between broken back curves at sta. 3+50 of Stockholm Wy.
4. Property line transition radius from 25' to 0" on Stockholm Wy. at Stockton Dr.

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): WITHDRAW as requested by the applicant's engineer.

Staff Recomm. (Full):

Comments:

This is a remnant piece of property located in the West Hills Subdivision. Staff has fielded many inquiries regarding this site throughout the years. After studying the site it becomes evident that the property has limited development potential. The western portion of the site is heavily impacted by the presence of TVA and KUB power line easements. A natural gas line easement and a pressurized sewer line cross the southern portion of the property. A stream crosses the site. During periods of heavy rain portions of the site are flooded by the off-site drainage that goes through the property. Finally, access to the site is very limited. The site has 50' of frontage on Stockton Dr. From that point the site narrows to 30' as it crosses the creek. At the creek the property shifts back to the east. This has the effect of creating a very narrow neck of land in which access to property must be provided.

This same applicant submitted a concept plan containing 18 lots that was to be heard at the December, 2001 MPC meeting. After reviewing that plan staff advised the applicant's engineer that we would not recommend approval of the plan. A subdivision that proposes to create more than 5 lots must be provided access from a public street or a joint permanent easement that is designed to the same standards as a public street. Access was proposed via a joint permanent easement. Due to the narrow entry way to the site it is impossible to design an entrance road that will meet the standards. Staff noted other problems with that plan, and it was subsequently withdrawn.

The applicant has now submitted a plan that proposes eleven lots. Staff still has the same concerns regarding this proposal. At the time the last plan was withdrawn, the staff report recommended the applicant consider a development that would contain four or five lots. The staff believes this is reasonable compromise for a piece of property that is heavily impacted by poor access. Projects containing six or more lots are required to design all JPEs to the same standard as a public street. That standard would require a horizontal curve with a radius of 250' at the location where the plan proposes a 40' radius. The applicant requested a variance to permit this very sharp turn. Staff reviews variance requests in conjunction with the minimums recommended by the AASHTO engineering design manual. The variance requested is less than the bare minimum of a 75' radius recommended by AASHTO. Since the variance is below the accepted minimum, staff will recommend denial of the variance and the subdivision. The applicant is left with the option of acquiring property from an adjoining owner that will permit a redesign of the entrance. Or the applicant can reduce the number of lots and redesign the project.

The Subdivision Regulations provide that developments containing 5 or fewer lots do not have to meet the same design access criteria as larger developments. A subdivision of 5 or fewer lots could possibly be approvable if the easements crossing the property and the drainage problems can be adequately addressed. Staff has discussed this option with the applicant's engineer. However, the applicant has chosen to continue to request approval of an 11 lot subdivision. Staff will not support that plan.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 5/8/2003

Details of MPC action:

**Summary of MPC action:**

**Date of MPC Approval:**

**Date of Denial:**

**Postponements:** 2/13/2003-4/10/2003

**Date of Withdrawal:** 5/8/2003

**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:**