CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number: 3-SL-02-F Related File Number:

Application Filed: 2/19/2002 Date of Revision: 4/23/2002

Applicant: DUANE GRIEVE

Owner: DUANE GRIEVE



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www.•knoxmpc•org

PROPERTY INFORMATION

General Location: West side of Cherokee Blvd, south of Tugaloo Dr

Other Parcel Info.:

Tax ID Number: 122 A E 016.00 Jurisdiction: City

Size of Tract: 1.469 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: West City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 12:47 PM Page 1 of 2

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Sequoyah Hills, Resub of Lot 10-R

Surveyor: Hodge Engineering

No. of Lots Proposed: 2 No. of Lots Approved: 2

Variances Requested: 1. Reduce driving surface of road within JPE from 20' to 12' asphalt.

2. Increase the maximum grade of JPE from 12% to 15%.

3. Reduce the required property line radius at the intersection of JPE and Cherokee Blvd from 25' to 0'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Bonnie Curtiss

Staff Recomm. (Abbr.): Approve variances 1 & 2 because of topography, and the proposed variances will not create a traffic

hazard.

Approve variance 3 because the property is not under the control of the applicant.

APPROVE FINAL PLAT

Staff Recomm. (Full):

Comments: The applicant is proposing to subdivide this 1.4 acre tract into two detached single-family lots.

Proposed access to the lots is via a joint permanent easement (JPE).

The applicant wishes to establish a JPE around the boundaries of an existing 12' wide asphalt driveway on the property. This JPE would serve as legal access for three lots (two proposed and an adjoining property to the west). The construction standard required for the roadway is a minimum 20' wide paved surface. Due to the narrow width and existing grade of the road, the applicant will be required to construct a "pull-off" in the curve. A design plan for the construction of a "pull-off" and a turnaround has been approved by the City Engineering Department. These road improvements address the safety

concerns of both MPC and City Engineering Staff.

MPC Action: Denied MPC Meeting Date: 5/9/2002

Details of MPC action: DENY FINAL PLAT

Summary of MPC action: DENY final plat

Date of MPC Approval: Date of Denial: 5/9/2002 Postponements: 3/14/02-4/11/02

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?: 6/10/2002

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 7/9/2002 Date of Legislative Action, Second Reading: 8/6/2002

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading: Denied (Withdrawn)

If "Other": Postponed to August 6, 2002 If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:47 PM Page 2 of 2