# **CASE SUMMARY**

## APPLICATION TYPE: SUBDIVISION

#### **CONCEPT PLAN**

File Number: 4-SG-06-C Related File Number:

**Application Filed:** 3/6/2006 **Date of Revision:** 

Applicant: MICHAEL BRADY, INC.

Owner: WAYNE BROWNING

COMMISSION

TENNESSEE

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KNOXVILLE·KNOX COUNTY

PLANNING

# PROPERTY INFORMATION

General Location: Northeast side of Sevierville Pike, northwest side of E. Hendron Chapel Rd.

Other Parcel Info.:

**Tax ID Number:** 138 3, 3.01, 3.02, 3.03 & OTHER: 3.04 **Jurisdiction:** County

Size of Tract: 6.44 acres

Accessibility: Access is via Sevierville Pike, a minor collector street with a 18' pavement width within a 50' right-of-way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Residences

Surrounding Land Use: North: Residences / A (Agricultural)

South: Residences / A (Agricultural) & CA (General Business)

East: Vacant land / A (Agricultural)
West: Residences / A (Agricultural)

Proposed Use: Detached single-family subdivision Density: 0.93 du/ac

Sector Plan: South 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:** 

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**Requested Plan Category:** 

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Browning Properties
Surveyor: Michael Brady, Inc.

No. of Lots Proposed: 6 No. of Lots Approved: 6

Variances Requested:

1. Variance to allow a Joint Permanent Easement to serve seven lots without meeting public street

design standards.

S/D Name Change:

#### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

#### MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variance 1 because the proposed variance in conjunction with the recommended conditions

will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.

2. Paving the first 100 feet of the Joint Permanent Easement off of Sevierville Pike to a standard

acceptable to the Knox County Department of Engineering and Public Works.

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

4. Placing a note on the final plat that all lots except for Lot 1R-1-R will have access only to the Joint

Permanent Easement.

5. Prior to certification of the final plat for the subdivision, modifying the maintenance agreement for the

Joint Permanent Easement to include the additional lots.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the A

(Agricultural) Zoning District.

**Comments:** The applicant is proposing the resubdivision of the Browning Property, a minor subdivision that is

served by a Joint Permanent Easement (JPE) with access to Sevierville Pike just north of the intersection with E. Hendron Chapel Rd. The existing JPE which is a gravel road presently serves five lots. The proposed resubdivision will add two additional lots with access to the JPE. Due to the topography along E. Hendron Chapel Rd., staff is requiring Lot 2R-2-R to have access only to the JPE.

The Minimum Subdivision Regulations require JPE's serving more than five lots to meet minimum street design standards. Under the present A (Agricultural) zoning, which has a minimum lot size requirement

of one acre, no further subdivision of this property can occur. The Knox County Department of Engineering and Public Works will support the variance from the minimum public street design standards with the condition that the first 100 feet of the JPE shall be paved to a width of 20'.

MPC Action: Approved MPC Meeting Date: 4/13/2006

**Details of MPC action:** 

Summary of MPC action: APPROVE variance 1 because the proposed variance in conjunction with the recommended conditions

will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 conditions:

Date of MPC Approval: 4/13/2006 Date of Denial: 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:

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Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance:

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