

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Subdivision of Fred W. Dixon Property
Surveyor: Acre by Acre
No. of Lots Proposed: 3 No. of Lots Approved: 3
Variances Requested: 1. Reduce the required width of easement from 25' to 24'
2. Allow a joint permanent easement where the grade exceeds 12%
3. Permit a gravel surface in lieu of pavement as recommended by Knox County Engineering.
4. Reduce required width of driving surface from 20' to 10' existing.
5. Reduce sight distance from 400' to 40'
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: BC
Staff Recomm. (Abbr.): Approve Variance 1
Deny Variances 2-4
DENY FINAL PLAT
Staff Recomm. (Full): Approve Variance 1
Deny Variances 2-4
DENY FINAL PLAT
Comments: The maximum grade of the proposed joint permanent easement (JPE) is nineteen percent (19%). As required by the Minimum Subdivision Regulations, all JPE locations must be traversable with a maximum grade of twelve percent (12%). Due to the excessive slope of the easement, Knox County Engineering is recommending that the JPE be paved to a minimum width of twenty feet (20'). The existing gravel driveway is too steep for safe vehicle traction and has great likelihood to deteriorate due to erosion. The minimum sight distance required at the intersection of the JPE and Heiskell Rd is 400 ft. The existing sight distance from the JPE onto Heiskell Rd is only 40 ft. to the south and 60 ft. to the north. Minimum sight distance is needed to maintain safe egress from the JPE onto Heiskell Rd.
MPC Action: Approved MPC Meeting Date: 6/14/2001
Details of MPC action: Approve Variances 1 - 4
APPROVE FINAL PLAT
Summary of MPC action: Approve Variances 1 - 4
APPROVE FINAL PLAT
Date of MPC Approval: 6/14/2001 Date of Denial: Postponements: 5/10/01
Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: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: