CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number: 5-SA-01-F Related File Number:

Application Filed: 3/23/2001 Date of Revision:

Applicant: FRED L. DIXON & KATHY JETT

Owner: FRED W. DIXON



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: West side of Heiskell Rd, northeast of W. Raccoon Valley Rd.

Other Parcel Info.:

Tax ID Number: 35 17.01 & 17.02 Jurisdiction: County

Size of Tract: 19.37 acre

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: North 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:

Requested Plan Category:

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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":

Amendments:

Amendments:

Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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