

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number: 6-SC-01-F **Related File Number:**
Application Filed: 5/16/2001 **Date of Revision:**
Applicant: DANIEL E. HUTCHISON
Owner: DANIEL E. HUTCHISON

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northwest side of E. Raccoon Valley Dr, east of Hill Rd.
Other Parcel Info.:
Tax ID Number: 3 9.03, 9.04, 9.05 **Jurisdiction:** County
Size of Tract: 49.4 acres
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) & CA (General Business)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Revised Plat of A Division Of A. L. Jr., & Jean S. Reynolds, Tracts 1-3
Surveyor: CLR Land Surveyors
No. of Lots Proposed: 3 **No. of Lots Approved:** 3
Variances Requested: 1. Reduce required scale for final plat from 1" = 100' to 1" = 200'.
2. Reduce the required right-of-way from centerline of Raccoon Valley Dr from 50' to 30'.
3. Increase the maximum allowable grade of a joint permanent easement from 12% to 25%.
4. Allow a gravel driving surface in lieu of pavement as recommended by Knox County Engineering and Public Works.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: BC
Staff Recomm. (Abbr.): Approve Variances 1 & 2
Deny Variances 3 & 4
DENY FINAL PLAT
Staff Recomm. (Full): Staff's recommendation for denial is based on the recommended denial of two of the requested variances.
Comments: This subdivision application involves 3 existing tracts of land having frontage on E. Raccoon Valley Rd. However, since the road frontage is not traversible the applicants have built a road to access the properties. This road would be a joint permanent easement serving as primary access to the tracts.

The proposed joint permanent easement exceeds the maximum allowable grade and the proposed roadway construction does not meet the standards recommended by Knox County Engineering Dept. A road profile of the joint permanent easement was requested by Knox County Engineering due to some steep slopes within the easement. This road profile showed 14% at final grade. Later field checks revealed that the grade work does not conform with the road profile. There are still areas of the easement that exceed the proposed 14% grade. At last field check by Knox County Engineering, the maximum grade at one point within the easement was approximately 25 percent. The applicants are requesting variances to the grade and to the standards required for the road. Due to slope, Knox County Engineering is requiring pavement for reasons of erosion control and safe vehicle traction.
MPC Action: Approved **MPC Meeting Date:** 7/12/2001
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: 7/12/2001 **Date of Denial:** **Postponements:** 6/14/01
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:** _____

