CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number:6-SE-03-FRelated File Number:Application Filed:5/9/2003Date of Revision:Applicant:ADAM AND KAREN KERLEYETHEL JOHNSTON

PROPERTY INFORMATION

General Location: Northeast end of Grassy Creek Wy, northwest of Schaad Rd.

Sector Plan Designation:

Other Parcel Info.:

 Tax ID Number:
 79
 PT 31.03

Size of Tract:

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:

Sector Plan:

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

Northwest County

2 acre

Neighborhood Context:

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

A (Agricultural)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:



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

Density:

County

Jurisdiction:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Taylor Adam Kerley		
Surveyor:	Luethke		
No. of Lots Proposed:	1	No. of Lots Approved: 1	
Variances Requested:	1. Variance from street design standards for a joint permanent easement (JPE) serving 6 or more lots (MSR Section 64-24.6)		
S/D Name Change:			

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC	ACTION AND DISPOSITION			
Planner In Charge:	Bonnie Curtiss				
Staff Recomm. (Abbr.):	Deny Variance, due to lack of physical hardship and public safety concerns DENY Final Plat, based on recommended denial of variance				
Staff Recomm. (Full):					
Comments:	This is a proposed subdivision of a 2-acre lot out of a 15-acre tract of land. An existing JPE would provide access to this new lot. Grassy Creek Way connects to Schaad Rd and currently serves 6 lots. Approval of the subdivision would add a 7th lot to a JPE that is already substandard for construction requirements. The private road does not even meet the minimum construction requirements for a JPE serving 5 lots or less. The half-mile long road is only10 ft. wide on average and does not have a suitable turnaround.				
	The right-of-way of the JPE is 50ft wide, leaving room for the owners to widen the road to an acceptable standard. While the area within the right-of-way is relatively level, allowing cars to pass by pulling off the pavement, it is not an all-weather driving surface.				
	The Minimum Subdivision Regulations call for street design standards for a JPE serving 6 or more lots. Local street design requires a minimum pavement width of 26 ft. However, the Planning Commission may reduce the pavement width to 22 ft for these private roads, unless otherwise recommended by Knox Co. Engineering. When the JPE design standards were adopted as part of the regulations, a 22 ft wide pavement width was determined to be adequate to serve the anticipated traffic in a subdivision of 6 or more lots. Seven lots, each developed at minimum with one single-family dwelling, would generate approximately 70 trips per day on this substandard road. Any additional traffic on the road would increase the potential for traffic conflicts.				
MPC Action:	Approved		MPC Meeting Date: 7/10/2003		
Details of MPC action:	Approve Variance 1 APPROVE Final Plat	t			
Summary of MPC action:	Approve Variance 1				
		ROVE Final Plat			
Date of MPC Approval:	7/10/2003	Date of Denial:	Postponements: 6/12/03		
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: