CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number: 7-SD-01-F Related File Number:

Application Filed: 6/12/2001 Date of Revision:

Applicant: L.J. SATTERFIELD

Owner: L. J. SATTERFIELD



Suite 403 • City County Building											
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PROPERTY INFORMATION

General Location: East side of Cooper Rd, south of S. Carter School Rd.

Other Parcel Info.:

Tax ID Number: 74 PT 43.01 **Jurisdiction:** County

Size of Tract: 1 acre

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: East County Sector Plan Designation:

Growth Policy Plan: Planned Growth 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: L. J. Satterfield Property

Surveyor: Keener

No. of Lots Proposed: 1 No. of Lots Approved: 1

Variances Requested: 1. Waive the requirement for a turnaround at the end of the JPE.

2. Reduce the required sight distance at the intersection of JPE with Cooper Rd from 300' to 220' to the

south.

3. Reduce the required width of driving surface from 20' to 12'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): Approve Variances 1 & 3

Deny Variance 2

DENY FINAL PLAT

Staff Recomm. (Full): Staff recommendation is based on the recommended denial of the sight distance variance request. Any

reduction to the required sight distance at intersections of roads is a matter of public safety.

Comments: The applicant seeks approval to subdivide a one-acre lot from his tract of land on Cooper Rd. This lot

would be the third being served by an existing joint permanent easement (JPE) across his property. The intersection of the JPE with Cooper Rd only allows for approximately 220 ft of sight distance in the southerly direction. Minimum sight distance required at this intersection would be 300 ft based on a 30 mph speed limit on Cooper Rd. While the full 300ft of sight distance is available to the north, a slight curve and dip in Cooper Rd only allows for 220 ft to the south. The applicant's property extends south past the curve, and with some grading and/or removal of vegetation or trees the sight distance could be

improved.

MPC Action: Approved MPC Meeting Date: 3/14/2002

Details of MPC action:

Summary of MPC action: Approve Variances 1 - 3, APPROVE FINAL PLAT

Date of MPC Approval: 3/14/2002 Date of Denial: Postponements: 7/12/01-2/14/02

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:

Date of Legislative Appeal: Effective Date of Ordinance:

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