CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number: 7-SI-09-F Related File Number:

Application Filed: 5/26/2009 Date of Revision:

Applicant: WARREN BIDDLE



PROPERTY INFORMATION

General Location: Northwest side of W. Beaver Creek Drive, northeast of Martingale Drive

Other Parcel Info.:

Tax ID Number: 67 115, 115.03, 115.04 **Jurisdiction:** County

Size of Tract: 16.284 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: Northwest 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) & F (Floodway)

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: The Lyle Farm Resubdivision of Lots 1, 2R1, & 2R2

No. of Lots Proposed: 5 No. of Lots Approved: 5

Variances Requested:

1. To reduce the required sight distance to the southwest at the JPE and W. Beaver Creek Drive from

400' to 340'.

2. To reduce the required intersection radius at the JPE and W. Beaver Creek Drive on the northeast

side from 25' to 0'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Emily Dills

Staff Recomm. (Abbr.): Deny Variances 1-2

DENY Final Plat

Staff Recomm. (Full):

Comments: MPC Staff has recommended denial of the requested variances and Final Plat. Applicant has

submitted a plat of 16.284 acres subdivided into 5 Lots and a private Joint Permanent Easement from three existing parcels. Four lots would utilize the JPE. There is an existing dwelling and a church located on the property that have separate access.. The applicant cannot achieve the required sight distance of 400' per the Minimum Subdivision Regulations at the JPE and W. Beaver Creek Drive to the southwest. They have only 340' of sight distance. MPC staff and Knox County Engineering agree on

the recommendation of denial of the variances and the final plat.

MPC Action: Denied MPC Meeting Date: 7/9/2009

Details of MPC action:

Summary of MPC action: Deny Variances 1-2 and DENY Final Plat

Date of MPC Approval: Date of Denial: 7/9/2009 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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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