



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 4-SG-06-C

AGENDA ITEM #: 18

AGENDA DATE: 4/13/2006

▶ **SUBDIVISION:** BROWNING PROPERTIES

▶ **APPLICANT/DEVELOPER:** MICHAEL BRADY, INC.

OWNER(S): WAYNE BROWNING

TAX IDENTIFICATION: 138 3, 3.01, 3.02, 3.03 & 3.04

JURISDICTION: County Commission District 9

▶ **LOCATION:** Northeast side of Sevierville Pike, northwest side of E. Hendron Chapel Rd.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 6.44 acres

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Detached single-family subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / A (Agricultural)
South: Residences / A (Agricultural) & CA (General Business)
East: Vacant land / A (Agricultural)
West: Residences / A (Agricultural)

▶ **NUMBER OF LOTS:** 6

SURVEYOR/ENGINEER: David Hurst Michael Brady, Inc.

ACCESSIBILITY: Access is via Sevierville Pike, a minor collector street with a 18' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Variance to allow a Joint Permanent Easement to serve seven lots without meeting public street design standards.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the proposed variance in conjunction with the recommended conditions will not create a traffic hazard.**

APPROVE the Concept Plan subject to 5 conditions:

1. Meeting all applicable requirements of the Knox County Health Department.
2. Paving the first 100 feet of the Joint Permanent Easement off of Sevierville Pike to a standard acceptable to the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Placing a note on the final plat that all lots except for Lot 1R-1-R will have access only to the Joint Permanent Easement.
5. Prior to certification of the final plat for the subdivision, modifying the maintenance agreement for the Joint Permanent Easement to include the additional lots.

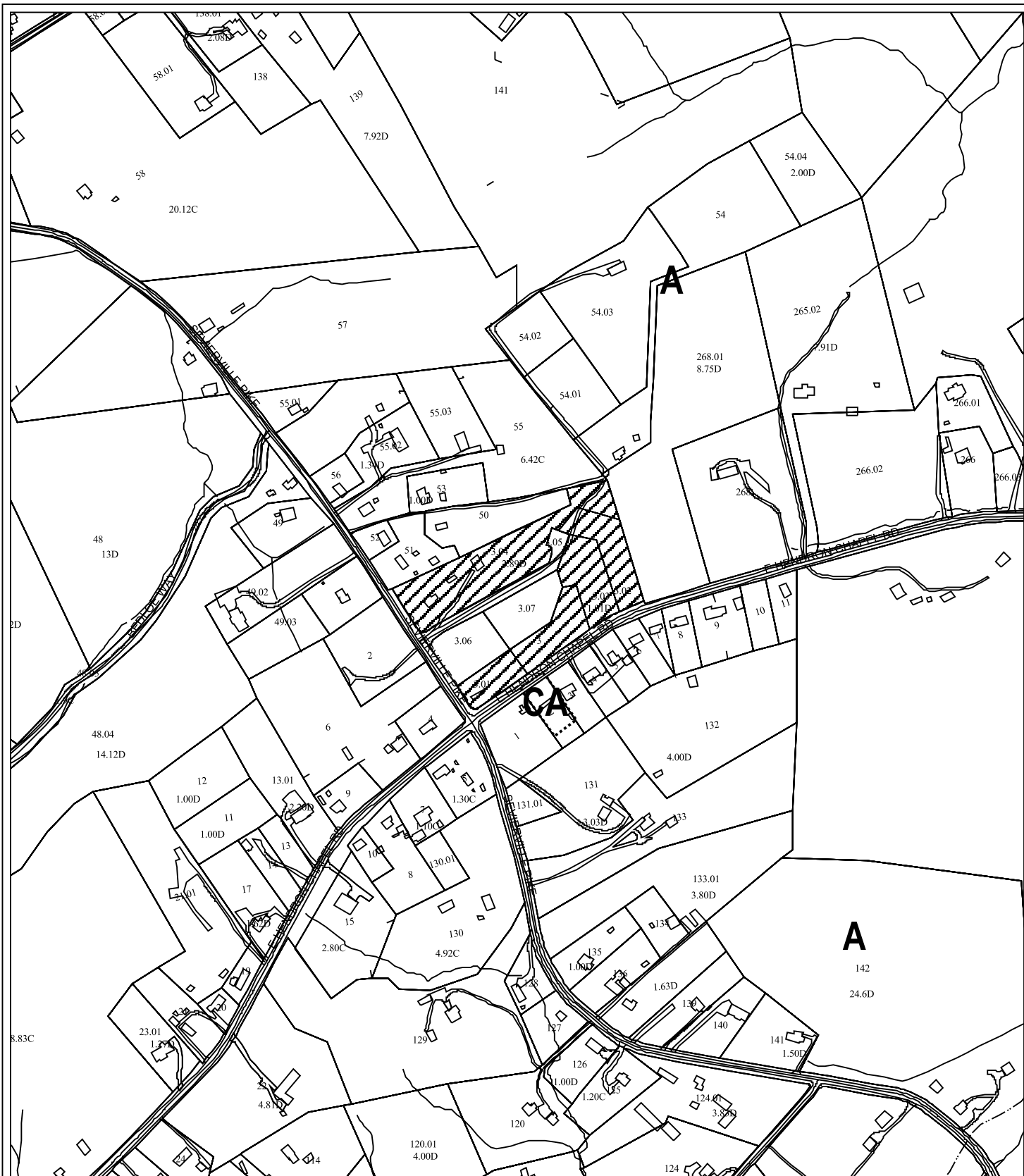
With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the A (Agricultural) Zoning District.

COMMENTS:

The applicant is proposing the resubdivision of the Browning Property, a minor subdivision that is served by a Joint Permanent Easement (JPE) with access to Sevierville Pike just north of the intersection with E. Hendron Chapel Rd. The existing JPE which is a gravel road presently serves five lots. The proposed resubdivision will add two additional lots with access to the JPE. Due to the topography along E. Hendron Chapel Rd., staff is requiring Lot 2R-2-R to have access only to the JPE.


The Minimum Subdivision Regulations require JPE's serving more than five lots to meet minimum street design standards. Under the present A (Agricultural) zoning, which has a minimum lot size requirement of one acre, no further subdivision of this property can occur. The Knox County Department of Engineering and Public Works will support the variance from the minimum public street design standards with the condition that the first 100 feet of the JPE shall be paved to a width of 20'.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**4-SG-06-C
CONCEPT PLAN**

Subdivision: Browning Properties
 Map No: 138
 Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 03/27/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

