

▶ **FILE #:** 1-SC-08-F **AGENDA ITEM #:** 19
 POSTPONEMENT(S): 1/10/2008-2/14/2008 **AGENDA DATE:** 3/13/2008

▶ **SUBDIVISION:** SMITHBILT, LLC PROPERTY

▶ **APPLICANT/DEVELOPER:** SMITHBILT, LLC

OWNER(S): Southland Engineering Consultants, LLC

TAX IDENTIFICATION: 104 086
 JURISDICTION: County Commission District 6

▶ **LOCATION:** **South side of Hardin Valley Road, west of Westcott Blvd.**

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 4.22 acres

▶ **NUMBER OF LOTS:** 3

▶ **ZONING:** **A (Agricultural) & RA (Low Denisty Residential)**

SURVEYOR/ENGINEER: Southland Engineering Consultants, LLC

▶ **VARIANCES REQUIRED:** 1. To reduce the required radius on each side of the JPE at Hardin Valley Road from 25' to 0'.

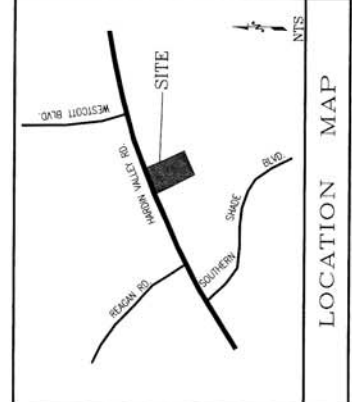
STAFF RECOMMENDATION:

▶ **Deny Variance
 DENY Final Plat**

COMMENTS:

Staff has recommended denial of this Final Plat because two sections of the Minimum Subdivision Regulations regarding the Joint Permanent Easement have not been met. Section 6 Article 64-24-43 states that all Joint Permanent Easement locations must be traversable with a maximum grade of 12%. The JPE shown to serve Lots 2 and 3 has a grade greater than 22%. Article 64-24.5 states a minimum 20' wide driving surface shall be required that is capable of supporting the imposed loads of emergency apparatus under all weather conditions. The JPE's concrete measured only approximately 12' wide and Rural Metro has concerns about serving properties located on grades greater than 15%.

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.



LOCATION MAP

WESTCOTT BLVD
BEASON RD
SOUTHERN AVE
SITE

- NOTES:**
1. ROOM PIN SET AT ALL CORNERS, UNLESS AS SHOWN.
 2. UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS MADE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS, 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS SHOWN, SHALL BE MAINTAINED PER THE APPLICABLE ZONING ORDINANCE.
 3. THIS TRACT CONTAINS 5.38 ACRES AND IS SUBDIVIDED INTO 3 LOTS AND 40' JOINT PERMANENT EASEMENT.
 4. THE 40' JOINT PERMANENT EASEMENT IS SUBDIVIDED INTO 3 LOTS AND 40' JOINT PERMANENT EASEMENT.
 5. THE 40' JOINT PERMANENT EASEMENT IS SUBDIVIDED INTO 3 LOTS AND 40' JOINT PERMANENT EASEMENT.
 6. ALL EXISTING STRUCTURES ARE SHOWN.
 7. ALL EXISTING UTILITIES ARE SHOWN.
 8. THE 40' JOINT PERMANENT EASEMENT WILL SERVE LOTS 1, 2 & 3.
 9. THE 40' JOINT PERMANENT EASEMENT IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY KNOX COUNTY.
 10. THE 40' JOINT PERMANENT EASEMENT ALSO WILL FUNCTION AS A UTILITY EASEMENT.
 11. THE EXISTING 15' WIDE DRIVE WAY IN THE "P" SHALL BE WIDEN TO 20' WIDE DRIVEWAY BEFORE THE FINAL PLAT APPROVAL OR FINISHED.
 12. THE EXISTING 15' WIDE DRIVE WAY IN THE "P" SHALL BE WIDEN TO 20' WIDE DRIVEWAY BEFORE THE FINAL PLAT APPROVAL OR FINISHED.
 13. VARIANCES REQUESTED.
 14. REDUCE BUFFER AT THE ENTRANCE FROM .25 TO 0' ON BOTH SIDES SINCE THE ADJACENT PROPERTIES ARE OWNED BY OTHERS.

REVIS
2/28/08

FINAL PLAT FOR SMITHBILT, LLC
DISTRICT -6, PARCELS 85.01 & 86
SCALE: 1"=100' NOVEMBER 27, 2007
REV. 02-28-08

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYING
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E-mail: wghet@seengconsultants.com



LEGEND
 - - - - - 40' JOINT PERMANENT EASEMENT
 - - - - - 5' UTILITY EASEMENT
 - - - - - 5' CONSTRUCTION EASEMENT
 - - - - - 5' DRAINAGE EASEMENT
 - - - - - 5' OVERHEAD POWER EASEMENT
 - - - - - 5' WIRE LINE EASEMENT

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DEVELOPER:
SMITHBILT LLC
 4909 BALL ROAD, TENNESSEE 37931
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 FAX: (865) 693-9699

SITE ADDRESS:
 10236 HURDIN VALLEY ROAD
 KNOXVILLE, TENNESSEE 37932

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