

▶ **FILE #:** 10-SG-08-F **AGENDA ITEM #:** 27
AGENDA DATE: 10/9/2008

▶ **SUBDIVISION:** MICHAEL E. & PATRICIA A. STINNETT PROPERTY RESUBDIVISION OF LOT 3

▶ **APPLICANT/DEVELOPER:** MICHAEL STINNETT

OWNER(S): Michael Stinnett

TAX IDENTIFICATION: 61 06502

JURISDICTION: County Commission District 8

▶ **LOCATION:** south side of N. Wooddale Road at terminus of Mary Lay Lane

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

▶ **APPROXIMATE ACREAGE:** 4.71 acres

▶ **NUMBER OF LOTS:** 4

▶ **ZONING:** A (Agricultural)

SURVEYOR/ENGINEER: Garrett & Associates

▶ **VARIANCES REQUIRED:**

1. To reduce the requirements of the Minimum Subdivision Regulations for the JPE to leave at existing conditions.
2. To reduce the requirements of the Minimum Subdivision Regulations for the JPE to not build to Knox County Road Standards.
3. To reduce the requirements of the Minimum Subdivision Regulations for the JPE to not comply with driving surface width.
4. To reduce the requirements of the Minimum Subdivision Regulations for the JPE to leave existing name for proposed new area of JPE.

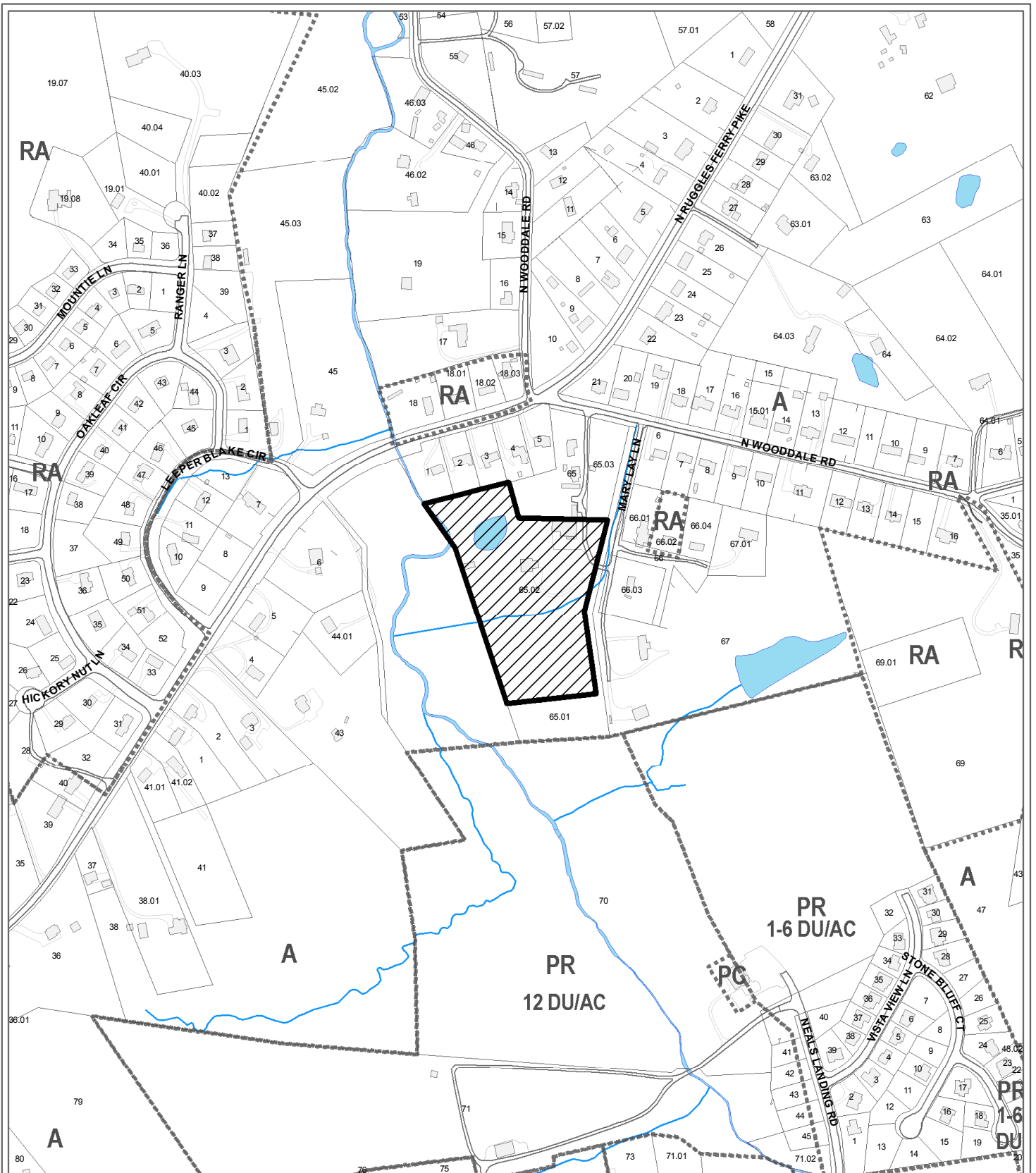
STAFF RECOMMENDATION:

▶ **Deny Variance 1-4
 DENY Final Plat**

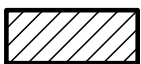
COMMENTS:

Staff has recommend denial of the requested variances and of the Final Plat. This plat was approved in August 2008 with the condition that before it could be certified and recorded, the JPE was to be built to Knox County road standards. Due to the cost associated with the road improvements the applicant is requesting a waiver to these requirements. The subject property is a 8.31 acre tract served by an existing JPE. The JPE currently has a 15' wide graveled driving surface and serves 8 lots with a total of 7 houses. Since the applicant does not have road frontage, the subject property only has access to the road via the JPE.

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



**10-SG-08-F
FINAL SUBDIVISION PLAT**

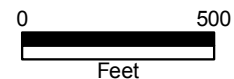


Final Plat For: Michael E. & Patricia A. Stinnett Property Resubdivision of Lot 3

Petitioner: Stinnett, Michael

Map No: 61

Jurisdiction: County



Original Print Date: 10/2/2008

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

10-56-08-F

MARY LAY LANE GRADE & PAVING



APAC-Atlantic, Inc. Harrison Construction Company

4517 Rutledge Pike, P.O. Box 6357

Knoxville, TN 37914

Contact: HENRY RISON

Phone: (865) 546-3173-216-7115

Fax: (865) 521-6699

Quote To: MICHAEL STINNETT

Job Name: MARY LAY LANE
PLAT BY GARRETT & ASSOCIATES

Phone:

Fax:

Date of Plans: 04/04/08

Revision Date:

ITEM	DESCRIPTION	QUANTITY	UNII		AMOUNT
5	Layout	2,250.00	LF		
10	Fine Grade	3,700.00	SY		
20	BASE STONE 6" THICK	1,120.00	TON		
30	B-M COURSE 2" 5800	362.00	TON		
40	SURFACE COURSE 1 1/2" 5950	235.00	TON		
50	Tack Coat	70.00	GL		
70	8" EXTRUDED CURB (FLAT TOP)	2,250.00	LF		
90	Mobilization	1.00	LS		
100	GRADING	1.00	LS		
GRAND TOTAL					\$103,011.56

NOTES:

THE FOLLOWING ITEMS ARE NOT INCLUDED: BOND, ENGINEERING, TESTING, MAINTENANCE STONE, CONCRETE DRIVEWAYS & SIDEWALKS, BACKFILL PATCHING, STRIPING, SIGNS, UTILITY, UNDERCUT (IF REQUIRED \$19.68 PER TON).

THIS DOES NOT INCLUDE ANY REPAIR WORK TO ACCESS ROADS THAT MAY BE DAMAGED BY HAUL TRAFFIC

LAYOUT STAKING IS REQUIRED TO BE PROVIDED BY OTHERS

ALL MATERIAL TO STAY ON SITE.

THIS PROJECT HAS ASPHALT CEMENT INDEX OF \$721.15 ANY CHANGE MAY INCREASE OR DECREASE THE PRICE OF ASPHALT.

PLEASE CALL IF ANY QUESTIONS
THANK YOU

HENRY RISON

10-56-08-F



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Driveways
Parking Areas
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Streets

August 26, 2008

LaVerna Lattimore

Re: Michael Stinnet Project.

Mrs Lattimore,

After rough grading has been completed by others, we propose to furnish the labor and materials required to install the following on approximately 600 lf of 26' wide road:

- Item #1--Install 8" stone base.
- Item #2--Install 2 1/2" B-mod binder
- Item #3--Install 8" Machine-extruded concrete curbs
- Item #4--Install 1 1/2" E topping.

For this work, we estimate approximately sixty-one thousand dollars (\$61000.00).

This is only a ballpark estimate

After looking at the drawing I must point out that the plat does not show a 50' right of way the full 600 lf of road. As with old properties, the lower portion of property appears to extend out to the center line of easement.

Submitted by:

Fred R. Flenniken
Vice President

