

▶ **FILE #:** 7-SI-09-F

AGENDA ITEM #: 28

AGENDA DATE: 7/9/2009

▶ **SUBDIVISION:** THE LYLE FARM RESUBDIVISION OF LOTS 1, 2R1, & 2R2

▶ **APPLICANT/DEVELOPER:** WARREN BIDDLE

OWNER(S): Warren Biddle

TAX IDENTIFICATION: 67 115, 115.03, 115.04

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side of W. Beaver Creek Drive, northeast of Martingale Drive

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 16.284 acres

▶ **NUMBER OF LOTS:** 5

▶ **ZONING:** A (Agricultural) & F (Floodway)

SURVEYOR/ENGINEER: Ned Ferguson

▶ **VARIANCES REQUIRED:**

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'.

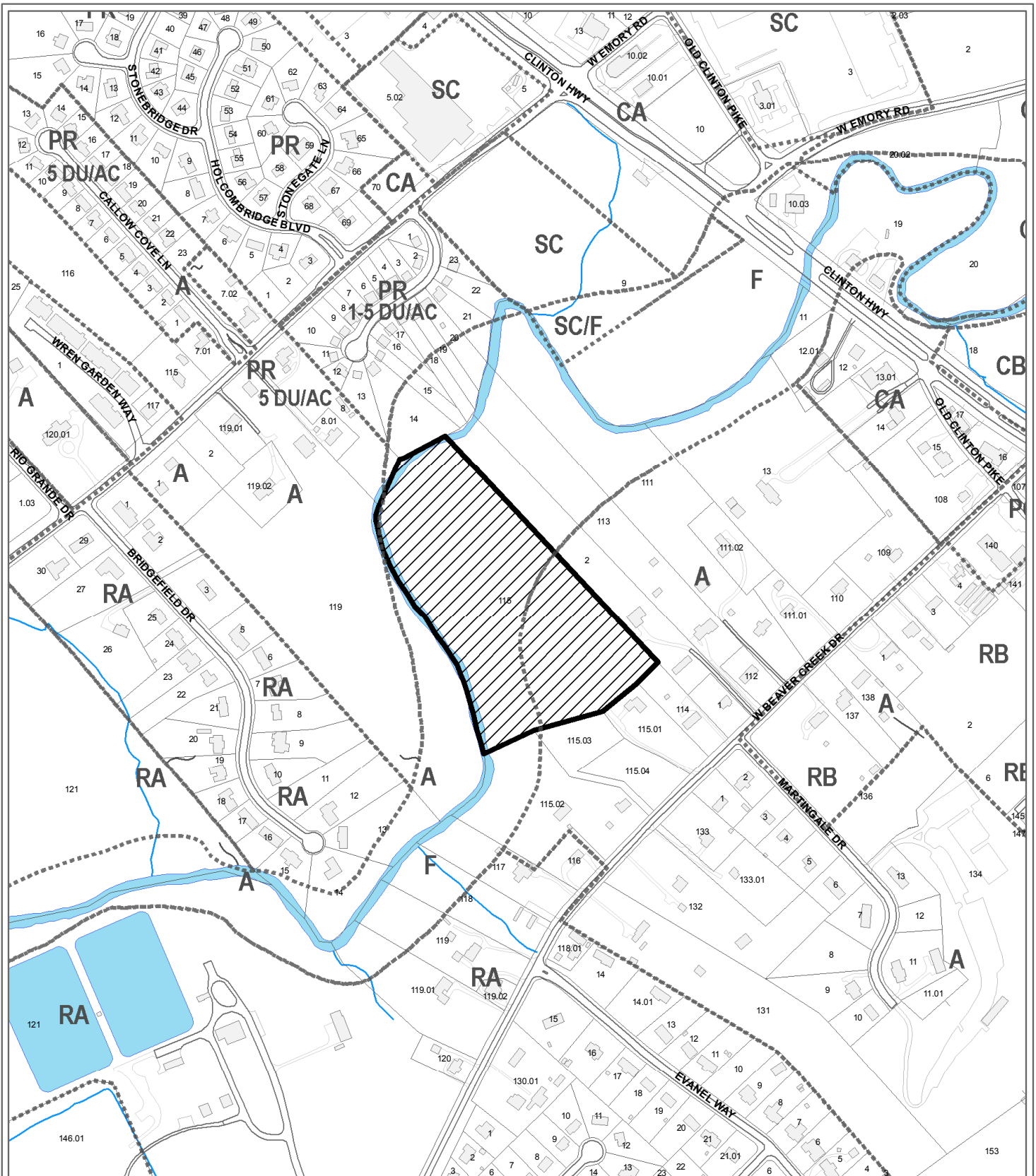
STAFF RECOMMENDATION:

▶ **Deny Variances 1-2
 DENY Final Plat**

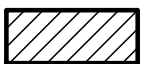
COMMENTS:

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'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.



**7-SI-09-F
FINAL SUBDIVISION PLAT**



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

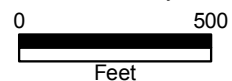
Original Print Date: 6/23/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Biddle, Warren

Map No: 67

Jurisdiction: County



Beavercreek Christian Fellowship

3941 West Beavercreek Road,

Powell, Tn 37849


(865)945-3757

June 26, 2009

To Whom It May Concern:

Beavercreek Christian Fellowship Church has been using the exit road in question since 2005. We seat 166 people and have many weekday ministry activities with cars coming and going. We have 20 feet long trailers, a farm tractor, even an 18 foot carnival ride, the spinning tub of fun, that we must exit at a much slower speed than a car can move. There is at least 340 feet for an oncoming car to stop once they see us coming out of the driveway in question. My understanding is that it takes 10 feet for each 10 miles per hour for a car to stop. If they don't see us immediately as we exit, the cars have not had a problem slowing down to allow our safe exit without stopping. Never has there even been a close call or anything of concern for people exiting. Adding a few more cars to this exit would be no different than what we are doing now. We are an active church, not just a Sunday morning worship service. We have horses and ponies for the church, hayrides, and covered wagon rides on the 14 acres out back. We have cars coming and going at all hours and days without any concerns. We thank you for your help. We don't want to sell any lots, but may be forced to do so to keep the church open.

Sincerely,



Pastor Warren Biddle



