

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number: 1-SD-05-F **Related File Number:**
Application Filed: 12/8/2004 **Date of Revision:**
Applicant: SITE, INC.
Owner: LHL PROPERTIES, LLC

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Westland Dr., at Sherwood Dr.
Other Parcel Info.:
Tax ID Number: 121 I C 015 **Jurisdiction:** City
Size of Tract: 2.46 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Inside City Limits
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Lot 13, Cartref, Block A (Referred back to MPC by City Council)
Surveyor: Site, Inc.
No. of Lots Proposed: 4 **No. of Lots Approved:** 4
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Emily Dills

Staff Recomm. (Abbr.): APPROVE Final Plat

Staff Recomm. (Full): This Final Plat was originally submitted to MPC on 9/20/2004 (10-SV-04-F/Welwyn Green). It was postponed at the 10/14/2004 MPC meeting. It was then denied at the 11/10/2004 MPC meeting. An Appeal of Decision was filed on 11/12/2004 by the property owners. City Council denied the appeal at the 12/07/2004 meeting.

The Final Plat was resubmitted to MPC (1-SD-05-F/Lot 13, Cartref) on 12/08/2004. It was approved at the 1/13/2005 MPC meeting. An Appeal of Decision was filed on 1/25/2005 by the opposing neighborhood's representative. The appeal to City Council was postponed at the 3/01/2005 City Council meeting. On 3/15/2005 City Council voted to refer the Final Plat back to the MPC for clarification on procedural issues regarding the MPC's voting action at the 1/13/2005 meeting.

The three main issues that had been raised at both the Planning Commission and City Council meetings included sight distance, pavement width of the Joint Permanent Easement (JPE) and use of double frontage lots. The revised plat has not changed the configuration of the lots.

While Planning Commission Staff had questioned the availability of a required sight distance of 300' at the location of the JPE, a letter had been provided to Staff from two of the applicant's engineers that certifies that the required site distance exists for the subdivision. The applicant's surveyor has also conducted an instrument verification and has documented that the required sight distance exists. The applicant has revised the final plat by adding the statement that a 20' pavement width will be provided for the JPE turnaround. The applicant will have to provide the Knoxville Engineering Division with revised drawings for the pavement width (this is not required prior to final plat approval). The Minimum Subdivision Regulation provision regarding double frontage lots (Section 64-25) states that double frontage lots shall be avoided. It does not prohibit their use. The plat still includes the use of double frontage lots.

It is still Planning Commission Staff's position that this final plat meets all requirements for approval.

Comments:

MPC Action: Denied

MPC Meeting Date: 5/12/2005

Details of MPC action:

Summary of MPC action: DENY Final Plat

Date of MPC Approval:

Date of Denial: 5/12/2005

Postponements: 4/14/2005

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:** 6/9/2005

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 7/5/2005

Date of Legislative Action, Second Reading: 7/19/2005

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Appeal Denied

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: