| | 10-SB-22-F | Related File Number: | | KNOXVILLE KNOX COUNTY |
|--|---|-------------------------------|-------------------|-------------------------|
| Application Filed: | 8/22/2022 | Date of Revision: | | |
| Applicant: | CATHERINE CALHOUN | | | |
| PROPERTY INF | ORMATION | | | |
| General Location: | Westside of Mountai | in Rd, north of Emory Rd. | | |
| Other Parcel Info.: | | | | |
| Tax ID Number: | 7 L A 015 | | Jurisdiction: | County |
| Size of Tract: | 6.83 acres | | | |
| Accessibility: | | | | |
| GENERAL LAN | D USE INFORMATION | | | |
| Existing Land Use: | Rural Residential | | | |
| Surrounding Land | Use: | | | |
| Proposed Use: | | | Dens | ity: |
| Sector Plan: | Northeast County | Sector Plan Designation: | AG (Agricultural) | |
| Growth Policy Plan | : Rural Area | | | |
| Neighborhood Con | text: | | | |
| | | | | |
| ADDRESS/RIGH | IT-OF-WAY INFORMAT | ION (where applicable) | | |
| ADDRESS/RIGH Street: | T-OF-WAY INFORMAT 10750 MOUNTAIN F | ION (where applicable) | | |
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| Street: | 10750 MOUNTAIN F | | | |
| Street: Location: | 10750 MOUNTAIN F | | | |
| Street: Location: Proposed Street Na | 10750 MOUNTAIN F | | | |
| Street: Location: Proposed Street Na Department-Utility I Reason: | 10750 MOUNTAIN F | RD | | |
| Street: Location: Proposed Street Na Department-Utility I Reason: | 10750 MOUNTAIN F Ime: Report: | RD | | |
| Street: Location: Proposed Street Na Department-Utility I Reason: ZONING INFOR | 10750 MOUNTAIN F nme: Report: MATION (where applica | RD | | |
| Street: Location: Proposed Street Na Department-Utility I Reason: ZONING INFOR Current Zoning: | 10750 MOUNTAIN F me: Report: <u>MATION (where applica</u> A (Agricultural) | RD | | |
| Street: Location: Proposed Street Na Department-Utility I Reason: ZONING INFOR Current Zoning: Former Zoning: | 10750 MOUNTAIN F ame: Report: MATION (where applica A (Agricultural) | RD | | |
| Street: Location: Proposed Street Na Department-Utility I Reason: ZONING INFOR Current Zoning: Former Zoning: Requested Zoning: | 10750 MOUNTAIN F nme: Report: <u>MATION (where applica</u> A (Agricultural) | RD | | |
| Street: Location: Proposed Street Na Department-Utility Reason: ZONING INFOR Current Zoning: Former Zoning: Requested Zoning: Previous Requests | 10750 MOUNTAIN F nme: Report: <u>MATION (where applica</u> A (Agricultural) | RD | | |
| Street: Location: Proposed Street Na Department-Utility I Reason: ZONING INFOR Current Zoning: Former Zoning: Requested Zoning: Previous Requests Extension of Zone: History of Zoning: | 10750 MOUNTAIN F nme: Report: <u>MATION (where applica</u> A (Agricultural) | nble) | | |
| Street: Location: Proposed Street Na Department-Utility I Reason: ZONING INFOR Current Zoning: Former Zoning: Requested Zoning: Previous Requests Extension of Zone: History of Zoning: | 10750 MOUNTAIN F me: Report: <u>MATION (where applica</u> A (Agricultural) | nble) | | |



FINAL PLAT



1/5/2023 09:28 AM



SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Final plat of the Gary and Catherine Calhoun property

No. of Lots Proposed: 3 No. of Lots Approved: 3

Variances Requested:

1. Reduce the minimum width required for a private right-of-way from 40 ft to 25 ft at the front of the property, tapering out to 40 ft as space allows.
2) Waive the requirement for a private right-of-way to be named.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

| | PLANNING COMMISSION | ACTION AND DISPOSIT | ION | | | |
|---|--|--------------------------------------|-----------------------|--|--|--|
| Planner In Charge: | Michelle Portier | | | | | |
| Staff Recomm. (Abbr.): | Approve the variance request to reduce the minimum private right-of-way width requirement to 25 feet due to the existing flag stem preventing a wider right-of-way, and waive the requirement for a private right-of-way serving at least 6 lots to be named since it would causes other property owners whose properties are not a part of this plat to change their address. | | | | | |
| Staff Recomm. (Full): | | | | | | |
| Comments: | This plat proposes to create three lots out of parcel 007LA015. The property is currently a flag lot, with the flag stem providing access to three properties in addition to the subject property. Therefore, if this plat is approved, the right-of-way would serve 6 lots. The three other lots served by the private right-of-way are not addressed off the private right-of-way. Therefore, if the private right-of-way is named, it would cause the other property owners to have to change their address according to the Addressing Department rules and regulations. Therefore, Planning supports the request to waive the naming requirement. The existing flag stem is approximately 25 ft wide, so the plat requires a variance to reduce the width requirement of a private right-of-way from 40 ft to 25 ft until such point where the required width can be accommodated. Planning supports this waiver since the 40 ft width cannot physically be met, provided that the width tapers out to 40 ft as space allows. The flag stem crosses into the City of Blaine in Grainger County. Planning sent the plat to the City of Blaine for review. The Mayor of the City of Blaine, Marvin Braden, reviewed the plat and relayed his comments, which were incorporated into the plat. | | | | | |
| Action: | Approved | Mee | ting Date: 11/10/2022 | | | |
| Details of Action: | | | | | | |
| Summary of Action: | Approve the variance request to reduce the minimum private right-of-way width requirement to 25 feet due to the existing flag stem preventing a wider right-of-way, and waive the requirement for a private right-of-way serving at least 6 lots to be named since it would causes other property owners whose properties are not a part of this plat to change their address. | | | | | |
| Date of Approval: | 11/10/2022 Date of Deni | al: Postpor | nements: 10/6/2022 | | | |
| Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: | | | | | | |
| LEGISLATIVE ACTION AND DISPOSITION | | | | | | |
| Legislative Body: | | | | | | |
| Date of Legislative Action: | Date of Legislative Action, Second Reading: | | | | | |
| Ordinance Number: | nce Number: Other Ordinance Number References: | | | | | |
| Disposition of Case: | | Disposition of Case, Second Reading: | | | | |
| If "Other": | Other": If "Other": | | | | | |
| Amendments: | | Amendments: | | | | |

Effective Date of Ordinance:

Date of Legislative Appeal: