

**CASE SUMMARY**  
**APPLICATION TYPE: SUBDIVISION**  
**FINAL PLAT**

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

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Knoxville, Tennessee 37902  
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**File Number:** 10-SF-15-F                      **Related File Number:**  
**Application Filed:** 8/24/2015              **Date of Revision:**  
**Applicant:** HIGHLAND SURVEYING

**PROPERTY INFORMATION**

**General Location:** West side of Greenwell Drive, north of High Mesa Drive  
**Other Parcel Info.:**  
**Tax ID Number:** 37 091.07                      **Jurisdiction:** County  
**Size of Tract:** 17.36 acres  
**Accessibility:**

**GENERAL LAND USE INFORMATION**

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

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

**ZONING INFORMATION (where applicable)**

**Current Zoning:** A (Agricultural)  
**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:** Wood Family Subdivision

**No. of Lots Proposed:** 2 **No. of Lots Approved:** 2

**Variences Requested:** 1. To add an additional lot to an existing JPE already serving more than five lots that does not meet Knox County Road standards.  
2. To waiver the requirements of the Minimum Subdivision Regulations for an existing JPE serving five or more lots to existing conditions.

**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Emily Dills

**Staff Recomm. (Abbr.):** Deny Variances 1-2  
DENY Final Plat

**Staff Recomm. (Full):**

**Comments:** MPC staff received the revised plat copies by corrections deadline. All corrections were met except the ones dealing with the requested variances. The applicant is requesting two variances for the JPE: To reduce the requirements of the Minimum Subdivision Regulations to existing conditions and to add an additional lot to a JPE that already does not meet the requirements. The existing JPE already serves six lots and the applicant wants to add two additional lots to it with this plat. The Minimum Subdivision Regulations require a JPE that serves that many lots be built to Knox County Road standards. Knox County Engineering and Public Works is not supporting the requested variances and MPC staff cannot recommend approval without their support.

**Action:** Approved **Meeting Date:** 10/8/2015

**Details of Action:**

**Summary of Action:** Approve Variances 1-2 and approve Final Plat

**Date of Approval:** 10/8/2015 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Chancery Court

**Date of Legislative Action:** **Date of Legislative Action, Second Reading:**

**Ordinance Number:** **Other Ordinance Number References:**

**Disposition of Case:** **Disposition of Case, Second Reading:**

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**