# **CASE SUMMARY**

## APPLICATION TYPE: SUBDIVISION

#### **FINAL PLAT**



Applicant: RICHARD LEMAY, / LEMAY & ASSOC.

9/27/2022



#### PROPERTY INFORMATION

General Location: Western terminus of Christopher Lane, a private right-of-way off of Bud Hawkins Rd

Other Parcel Info.:

**Application Filed:** 

Tax ID Number: 31 07905 (PART OF) Jurisdiction: County

Date of Revision:

Size of Tract: 6.91 acres

Accessibility:

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: Northeast County Sector Plan Designation:

Growth Policy Plan: Rural Area

**Neighborhood Context:** 

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

**Street:** 7800 Christopher Ln.

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:** 

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#### SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** Final plat of the Resubdivision of Lot 5 of the Ray Lester Property

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

Variances Requested: 1) Allow the remainder of the property being divided that is under separate ownership to not be included

on the plat.

S/D Name Change:

#### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): 1)Approve the variance to allow the remainder of the property being divided that is under separate

ownership to not be included on the plat since it requires soil samples and the applicant is not the

owner of the property to be sampled.

Staff Recomm. (Full):

Comments: 1) The purpose of this plat is to create a smaller lot on a property that was previously platted in the

1980's. Surrounding properties have since been divided by deed and are now under separate

ownership.

2) Including the surrounding properties on the plat would bring the platted property into alignment with property ownership. However, those properties are on septic, and the Knox County Health Department requires soil sampling to plat the property. Since the applicant does not own those properties, he does

not wish to pay for soil samples on those properties.

3) Planning supports this variance as the plat is in compliance with Subdivision Regulations and

because the applicant does not have authority over the surrounding properties.

Action: Approved Meeting Date: 11/10/2022

**Details of Action:** 

Summary of Action: 1)Approve the variance to allow the remainder of the property being divided that is under separate

ownership to not be included on the plat since it requires soil samples and the applicant is not the

owner of the property to be sampled.

Date of Approval: 11/10/2022 Date of Denial: Postponements:

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: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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