

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
FINAL PLAT



File Number: 11-SB-22-F Related File Number:
Application Filed: 9/1/2022 Date of Revision:
Applicant: ARTHUR CLAYTON

PROPERTY INFORMATION

General Location: South side of Tarklin Valley Rd, just north of the Knox County-Blount County line
Other Parcel Info.:
Tax ID Number: 159 09405 Jurisdiction: County
Size of Tract: 1.81 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: South County Sector Plan Designation:
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 1462 Tarklin Valley Rd.
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: Final Plat of the Resubdivision of the Brannin & Susan Tanaka Property
No. of Lots Proposed: 2 No. of Lots Approved: 0
Variances Requested: 1) Reduce the required pavement width to 16 ft overall with the Knox County Codes Administration and Enforcement Department approving narrower pavement widths at two creek crossings, the width of which is to be finalized during the permitting process.
2) Increase the maximum slope requirement for the private right-of-way from 12% to 15%.
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.): Approve the variance requests to reduce the minimum driving surface width to 16 ft at most locations with pinch points at a narrower width to be determined by the Knox County Department of Codes Administration and Enforcement, and to increase the maximum slope allowed from 12% to 15%, since the access drive is existing and the plat is otherwise in compliance with the Subdivision Regulations.

Staff Recomm. (Full):

Comments: 1) The purpose of this plat is to create a new lot on what had previously been platted as Lot 2.
2) A 40-ft wide joint permanent easement (JPE) across lots 1 and 2 was deeded in 2020 though a JPE was not a recognized means of access in the Subdivision Regulations at the time of the deed creation. The JPE was never reviewed by Knox County’s Department of Engineering and Public Works, Codes Administration and Enforcement, or Planning since deeds do not go through the review process. Therefore, to add an additional property to the existing JPE, it needs to become a type of access that meets the Subdivision Regulation requirements (Section 3.03).
3) The property contains steep slopes. The existing driveway up to the newly proposed lot has slopes of 15% of less. A variance is required for a slope over 12%. The Knox County Department of Engineering and Public Works supports this variance request, as 15% is the maximum slope allowed for a public road and is what is required for emergency vehicles.
4) The existing private drive crosses a creek in two places with culverts at both locations. The pavement surface over the culverts is approximately 13 ft wide. One of the culverts has a steep slope dropping off directly from the pavement surface, and this would be difficult for emergency vehicles to navigate. Knox County’s Department of Codes Administration and Enforcement has requested the culvert with the steep drop-offs be improved for safety purposes, and they will work through this issue with the applicant during the permitting process to establish the required improvements. A variance is required to have a pavement surface less than 20 ft wide. Since the road onto which the private drive is accessed is itself only 17-ft wide, Planning supports this variance request since requiring a width of 20 feet would make the private drive wider than the public road, and because the applicant will be working directly with Knox County to finalize needed safety improvements.

Action: Approved Meeting Date: 11/10/2022

Details of Action:

Summary of Action: Approve the variance requests to reduce the minimum driving surface width to 16 ft at most locations with pinch points at a narrower width to be determined by the Knox County Department of Codes Administration and Enforcement, and to increase the maximum slope allowed from 12% to 15%, since the access drive is existing and the plat is otherwise in compliance with the Subdivision Regulations.

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: 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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: