CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number:	12-SA-21-F
Application Filed:	10/19/2021
Applicant:	RICK FAGAN

PROPERTY INFORMATION

General Location:	6521 Tecoy Quarry Ln		
Other Parcel Info.:			
Tax ID Number:	79 J A 01803	Jurisdiction:	County
Size of Tract:	1.302 acres		
Accessibility:	Access is off of Tecoy Quarry Lane, a local road with a 1	6-ft pavement width in	nside a 27-ft right-of-way.

Related File Number: Date of Revision:

GENERAL LAND USE INFORMATION				
Existing Land Use:	Two single family h	omes on one lot		
Surrounding Land Use:	North: Single family dwellings - A (Agricultural) and RA (Low Density Residential) South: Vacant land and single family dwellings - A (Agricultural) and CB (Business and Manufacturing) East: Vacant land and single family dwellings - A (Agricultural) West: Single family dwellings - A (Agricultural)			
Proposed Use:	Subdivide into two	separate lots	Density: n/a	
Sector Plan:	Northwest City	Sector Plan Designation:		
Growth Policy Plan:	Urban Growth Area	ı		
Neighborhood Context:				

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

Street:

6521 Tecoy Quarry Ln.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

RA (Low Density Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

SUBDIVISION INFORMATION (where applicable)			
Subdivision Name:	Final Plat of the Bill & Brenda Johnson Property		
No. of Lots Proposed:	2	No. of Lots Approved: 2	
Variances Requested:	1. Reduce the width of the private right-of-way from 40 ft to 27.97 ft at the right-of-way line, gradually widening to the required 40-ft width as space allows.		

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	PLANNING (COMMISSION ACTION A	ND DISPOSITION			
Planner In Charge:	Michelle Portier					
Staff Recomm. (Abbr.):	 Approve the variance to reduce the private right-of-way width to 27.97 feet at the front property line, tapering out to 40 ft as space allows. Approve the final plat since it is in compliance with the zoning and consistent with surrounding development. 					
Staff Recomm. (Full):	1. The existing flag lot has a street frontage of 27.97 feet, so that is the maximum width that could be created for the private right-of-way at the front of the property. The right-of-way tapers out to 40 ft wide as space allows, bringing it as close to the required width as possible.					
Comments:	 There are five residences that have utilized this access easement for access since the early 1990s - the two houses on separate lots to the north, the two residences on the subject property, and a fifth lot that uses the easement but has frontage on Tecoy Quarry Lane and could have direct access off that street if that were ever desired in the future. The number of lots utilizing the existing access easement exceeds that allowed for an exclusive permanent access easement since they can only service one lot; therefore, a private right-of-way is required. A private right-of-way may serve two or more lots and is a privately owned access strip separate from the lots it serves. A private right-of-way was previously identified as a joint permanent easement in the Subdivision Regulations. Private rights-of-way have the following requirements: a) it must be subdivided out of the property it serves and a homeowner's association must be created for maintenance; b) the right-of-way must be 40-ft wide; c) it must provide a suitable turnaround meeting American Association of State Highway and Transportation Officials (AASHTO) and the requirements of the Knox County Fire Marshal's Office; and d) it may not exceed a 12% slope. With the requested variance from the right-of-way width, the proposed plat meets all of the above requirements. 					
Action:	Approved		Meeting Date:	2/10/2022		
Details of Action:						
Summary of Action:	 Approve the variance to reduce the private right-of-way width to 27.97 feet at the front property line, tapering out to 40 ft as space allows. Approve the final plat since it is in compliance with the zoning and consistent with surrounding development. 					
Date of Approval:	2/10/2022	Date of Denial:	Postponements:	12/9/2021, 1/13/2022		
Date of Withdrawal:		Withdrawn prior to publica	tion?: 🗌 Action Appealed?:	:		
LEGISLATIVE ACTION AND DISPOSITION						
Legislative Body:	Knox County Ch	ancery Court				
Date of Legislative Action:		Date of Legis	lative Action, Second Readin	g:		
Ordinance Number:	Other Ordinance Number References:					
Disposition of Case:		Disposition of	of Case, Second Reading:			
If "Other":		If "Other":				

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: