# **CASE SUMMARY**

## APPLICATION TYPE: SUBDIVISION

#### **FINAL PLAT**



Application Filed: 10/21/2021 Date of Revision:

Applicant: AARON TOMLINSON



#### PROPERTY INFORMATION

**General Location:** 637 Idlewood Ln

Other Parcel Info.:

Tax ID Number: 133 H A 032 Jurisdiction: County

Size of Tract: 0.29 acres

Accessibility: Access is off of Idlewood Ln, a local road with a 19-ft pavement width inside a 50-ft right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: North: Multifamily/townhouses - PR (Planned Residential) designated as the MDR (Medium Density

Residential) land use class in the Southwest County Sector Plan, which allows up to 12 du/ac

South: Multifamily/townhouses - PR zoning designated MDR in the sector plan

East: Vacant land - PR zoning designated MDR in the sector plan

West: Single family residences - PR zoning designated MDR in the sector plan

Proposed Use: Attached dwellings Density: 7 du/ac

Sector Plan: Southwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** 

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

**Street:** 637 Idlewood Ln.

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

# PLAN INFORMATION (where applicable)

2/9/2022 01:44 PM Page 1 of 2

**Current Plan Category:** 

**Requested Plan Category:** 

#### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Idlewood Resubdivision of Lot 32

No. of Lots Proposed: 5 No. of Lots Approved: 0

Variances Requested: 1. Reduce the lot width from 20 ft to 18 ft.

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 for a reduction in the lot width from 20 ft to 18 ft to be consistent with the rest

of the development.

2. Approve the final plat including the use of an Alternative Design Standard for Alternative Access via

a Permanent Cross Access Easement as shown on plat since it is consistent with the rest of this

development that has been under development since the 1970s.

Staff Recomm. (Full):

Comments:

1. This final plat is associated with a development plan that received Use on Review (UOR) approval

by the Planning Commission in June 2021 (Case 6-E-21-UR). That approval included two conditions requiring approval during the final plat approval process: a variance reducing the lot width from 25 ft to

18 ft, and a Permanent Cross Access Easement as Alternative Access.

2. The Subdivision Regulations allow Alternative Access (Section 2.02.G) if approved by the Planning Commission. Cross Access Easements are not a permissible access in residential zones, but could be allowed as an alternative access. Utilizing the Permanent Cross Access Easement option is consistent with the other developed properties along Idlewood Lane, which are all part of the same development

in this PR zone

3. The approval for 6-E-21-UR allowed for a 3-ft setback on the south property line and a 5-ft setback

on the north property line, and these are reflected on the plat.

Action: Approved Meeting Date: 12/9/2021

**Details of Action:** 

Summary of Action: 1. Approve the variance for a reduction in the lot width from 20 ft to 18 ft to be consistent with the rest

of the development.

2. Approve the final plat including the use of an Alternative Design Standard for Alternative Access via

a Permanent Cross Access Easement as shown on plat since it is consistent with the rest of this

development that has been under development since the 1970s.

Date of Approval: 12/9/2021 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: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

2/9/2022 01:44 PM Page 2 of 2