

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
FINAL PLAT



File Number: 12-SC-18-F Related File Number:
Application Filed: 10/19/2018 Date of Revision:
Applicant: MICHAEL BRADY, INC.

PROPERTY INFORMATION

General Location: North side of S Northshore Dr southwest side of Cottingham Ct
Other Parcel Info.:
Tax ID Number: 145 P M 025 Jurisdiction: County
Size of Tract: 2 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Southwest 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: PR (Planned Residential)
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: Cottington Court Resubdivision of Lot 25
No. of Lots Proposed: 4 No. of Lots Approved: 4
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Emily Dills
Staff Recomm. (Abbr.): DENY the Final Plat. The plat does not comply with Section 3.02 A.1c of The Subdivision Regulations
Staff Recomm. (Full):
Comments: Planning Staff received a corrected/revised copy of this Final Plat on November 29, 2018. The plat has been postponed since the December 13, 2018 MPC meeting. The property of the proposed subdivision is two acres in size and the applicant want to subdivide it into four lots. One lot would have the existing house and 1.25 acres and the other three lots would be the other 3/4 of an acre. The three lots are almost completely enveloped by a sinkhole/closed contour depression. The Subdivision Regulations under Section 3.02.A.1.c includes a lot standard that "Lots shall contain adequate building sites outside of required riparian buffer zones and sinkholes and shall meet the required minimum building setbacks." The applicant has not provided clear documentation that this provision is met for the additional lots. It is staff's position that the three proposed new lots will not have adequate building sites outside of the sinkhole (includes a 5 foot easement outside of the closed contour) and required building setbacks. The three lots shown on this plat as Lots 27, 28, & 29 could not achieve this requirement. Staff therefore recommends denial of the Final Plat.

Action: Denied Meeting Date: 3/14/2019

Details of Action:

Summary of Action: DENY the Final Plat. The plat does not comply with Section 3.02 A.1c of The Subdivision Regulations

Date of Approval: Date of Denial: 3/14/2019 Postponements: 12/13/2018-2/14/2019

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: