

**CASE SUMMARY**  
**APPLICATION TYPE: SUBDIVISION**  
**FINAL PLAT**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
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**File Number:** 12-SP-07-F                      **Related File Number:**  
**Application Filed:** 11/2/2007              **Date of Revision:**  
**Applicant:** MICHAEL BRADY, INC.

**PROPERTY INFORMATION**

**General Location:** Southwest side of W. Gallaher Ferry Road northwest of Hickory Creek Road  
**Other Parcel Info.:**  
**Tax ID Number:** 116 8.03                      **Jurisdiction:** County  
**Size of Tract:** 5.009 acres  
**Accessibility:**

**GENERAL LAND USE INFORMATION**

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Rural 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:** 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: Goose Landing Resubdivision of Lot 3

No. of Lots Proposed: 3                      No. of Lots Approved: 3

Variances Requested: 1. To reduce the requirements of the Minimum Subdivision Regulations for a Joint Permanent Easement that serves more than six lots to existing conditions.  
 2. To reduce the requirements of the Minimum Subdivision Regulations for site distance at the JPE and W. Gallaher Ferry Road to existing conditions.

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Emily Dills

Staff Recomm. (Abbr.): Deny Variances 1-2  
 DENY Final Plat

Staff Recomm. (Full):

Comments: Staff has recommended denial of this Final Plat because it does not meet the required standards of the Minimum Subdivision Regulations 64-24.6 for a Joint Permanent Easement that serves six or more lots and required site distance does not exist at the JPE and West Gallaher Ferry Road. Applicant is seeking to subdivide an existing 5 acre lot into 3 lots. The existing 5 acre lot is served by an un-named, 15' wide, paved easement serving 10 addresses at this time. At the JPE entrance and West Gallaher Ferry Road the required site distance should be 300' in each direction and there is only 175' of site distance to the northwest and 235' to the southeast. Applicant has requested variances to reduce the requirements of the JPE and site distance to existing conditions.

This exact Final Plat was presented to MPC in August 2007 and was denied. At that time there was opposition from neighbors of the applicant. Since then it is Staff's understanding that the applicant has worked with the neighbors to resolve the issues that they were opposed to last August.

MPC Action: Approved

MPC Meeting Date: 7/10/2008

Details of MPC action: Approved variance 1 and amended second variance to waive requirement for 300 ft. sight distance to the right.

Summary of MPC action: Approved variance 1 and amended second variance to waive requirement for 300 ft. sight distance to the right. Final Plat Approved

Date of MPC Approval: 7/10/2008

Date of Denial:

Postponements: 12/13/2007-  
 6/12/2008

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: