CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number:2-SB-14-FRelated File Number:Application Filed:12/26/2013Date of Revision:Applicant:SMOKY MOUNTAIN LAND SURVEYING CO., INC.



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southeast side of Hiawatha Dr, west of Scenic Dr.

Other Parcel Info.:

Tax ID Number: 107 M D 007-008 Jurisdiction: City

Size of Tract: 26312 square feet

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: West City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Shawnee Woods Addition Resub. of Lots 60-61

No. of Lots Proposed: 1 No. of Lots Approved: 1

Variances Requested: 1. To reduce the required utility and drainage easement under the existing structure from 5' to 3.9' as

shown on plat.

2. To reduce the required utility and drainage easement under the existing wall from 5' to 0' as shown

on plat.

3. To reduce the required right of way width of Hiawatha Drive from 25' to 15' from the centerline to the

property line as shown on plat.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Emily Dills

Staff Recomm. (Abbr.): Approve Variances 1-2

DENY Variance 3 DENY Final Plat

Staff Recomm. (Full):

Comments: MPC staff received the revised copies of the plat on corrections deadline. The applicant submitted the

plat of two lots of record on the City Ward Map and recorded at the Register of Deeds to be combined into one lot. The applicant has requested three variances for the property. Two variances were for reduction of the standard utility and drainage easement under the existing dwelling and a retaining wall. The third variance was to reduce the required right of way of Hiawatha Drive from 25' to 15' from the centerline to the property line. The property was originally platted and recorded in November 1957 with a 30' right of way which does not meet today's requirements of a local street per The Major Road Plan. MPC Staff could not recommend approval without the support of City Engineering Department. Except for the right of way variance the plat meets all other conditions for approval of the Minimum

Subdivision Regulations.

Action: Meeting Date: 2/13/2014

Details of Action:

Summary of Action:

Date of Approval:

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:

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