

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 2-SB-23-F                      Related File Number: 3-I-22  
Application Filed: 12/13/2022              Date of Revision:  
Applicant: STEVEN ABBOTT

## PROPERTY INFORMATION

General Location: Northeast side of Glenwood Ave, west of Spruce St  
Other Parcel Info.:  
Tax ID Number: 82 J W 013                      Jurisdiction: City  
Size of Tract: 5584 square feet  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:  
Surrounding Land Use:  
Proposed Use:                                      Density:  
Sector Plan: Central City                      Sector Plan Designation:  
Growth Policy Plan: N/A (Within City Limits)  
Neighborhood Context:

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

Street: 2323 E. Glenwood Ave.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood)  
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:** Resub of Hazens Addition Block 19 p/o lots 164 & 165  
**No. of Lots Proposed:** 1                      **No. of Lots Approved:** 1  
**Variances Requested:** 1) Allow the remainder of lot 165R to be shown on the plat without the benefit of a survey.  
**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.):** Approve the variance to plat the property as shown leaving the remainder of lot 165R without the benefit of a survey because the applicant does not own the adjoining property and has no authority to survey it, and because the plat would update the City Ward Map and property ownership records.

Approve the proposed plat because it otherwise meets the Subdivision Regulations.

**Staff Recomm. (Full):**

**Comments:**

- 1) This purpose of this plat is to create a lot of record. This is a request by the City of Knoxville Plans Review and Inspection Department.
- 2) The original plat from 1891 showed the division of parcels with 50-ft wide lots along the street frontage (Coleman Street on the plat). The City's Ward Map shows lot widths of 40 ft, so the plat and the ward map are not consistent.
- 3) When a property owner wants to build an addition, such as a deck, they submit plans for permitting, and the plans must be in accordance with the zoning requirements. Due to the misalignment of the City Ward Map and the actual division of the land, the structure does not meet setback requirements and the applicant would be unable to build an addition.
- 4) The City Ward Map would be updated with the approval of this plat and it would show the correct land division and property ownership boundaries for this particular property.

**Action:** Approved

**Meeting Date:** 2/9/2023

**Details of Action:**

**Summary of Action:**

Approve the variance to plat the property as shown leaving the remainder of lot 165R without the benefit of a survey because the applicant does not own the adjoining property and has no authority to survey it, and because the plat would update the City Ward Map and property ownership records.

Approve the proposed plat because it otherwise meets the Subdivision Regulations.

**Date of Approval:** 2/9/2023

**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":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**