# CASE SUMMARY

# APPLICATION TYPE: SUBDIVISION

#### **FINAL PLAT**

File Number: 2-SE-01-F Related File Number:

Application Filed: 1/16/2001 Date of Revision:

Applicant: TERRY HOWARD

Owner: TERRY HOWARD



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

### PROPERTY INFORMATION

General Location: East of Tell Mynatt Rd, southeast of Gray Rd.

Other Parcel Info.:

Tax ID Number: 20 079,080 Jurisdiction: County

Size of Tract: 3.25 acres

Accessibility:

# GENERAL LAND USE INFORMATION

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: North 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:** 

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# SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Survey For Terry Howard

Surveyor: Garrett

No. of Lots Proposed: 2 No. of Lots Approved: 2

Variances Requested: 1. Allow more than 5 lots (all existing) on a Joint Permanent Easement (JPE) in an Agricultural zone.

2. Waive the requirement for a turnaround on the JPE.

3. Reduce the required driving surface of the JPE from 22' to 10'

4. Waive the requirement for utility and drainage easements inside west and north exterior lot lines of lot

2 under the existng building.

5. Waive the requirement for a maintenance agreement for the JPE.

S/D Name Change:

# OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

# MPC ACTION AND DISPOSITION

Planner In Charge: BC

Staff Recomm. (Abbr.): Approve Variances 1-4

Deny Variance 5 DENY FINAL PLAT

Staff Recomm. (Full): The Staff's recommendation for denial is based on the recommended denial of variance #5. A

maintenance agreement is necessary to ensure responsibility for easement repair.

**Comments:** The applicant, in order to settle his father's estate, has asked for approval of this subdivision which

would reconfigure two existing parcels into two lots of different description. The lots have access to an existing joint permanent easement (JPE). The JPE does not meet the current standards required by the Minimum Subdivision Regulations. Construction standards for this 50' wide JPE, which serves at least 7 lots, would require a minimum of 22 ft. wide pavement for the driving surface. Currently, the roadway within the easement is paved to an average of 10 ft. wide and is in fair condition. MPC Staff and Knox County Engineering and Public Works are recommending approval of the variances as related to construction standards because no additional lots are being added to the easement through

this subdivision.

MPC Action: Approved MPC Meeting Date: 5/10/2001

**Details of MPC action:** Approve Variances 1-5

APPROVE FINAL PLAT

Summary of MPC action: Approve Variances 1-5

APPROVE FINAL PLAT

Date of MPC Approval: 5/10/2001 Date of Denial: Postponements: 2/8/01-4/12/01

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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