CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number: 2-SE-02-F Related File Number:

Application Filed: 1/17/2002 **Date of Revision:**

Applicant: BRIAN AND STEPHANIE GAMBLE

Owner: BRIAN K. AND STEPHANIE GAMBLE



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: South side of Robinson Rd., east of Belle Terra Rd.

Other Parcel Info.:

Tax ID Number: 106 A A 5 AND 5.04 Jurisdiction: City

Size of Tract: 1.01 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: 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: A-1 (General 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: Emmit Cooper Property, Resubdivision of Lot 2

Surveyor: Michael Brady, Inc.

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

Variances Requested:

1. Reduction of right-of-way to centerline on Robinson Rd., from 30' to 28.2'.

2. Reduction of JPE width from 40' to 25'.

- 3. Reduction of the corner radius at the intersection of the JPE with Robinson Rd. from 25' to 0'.
- 4. Reduction of required 20' wide paved surface for a JPE to 12' wide gravel surface.
- 5. Variance to allow the area of the JPE to be included in the area of the lot.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB

Staff Recomm. (Abbr.): Approve Variances 1-4 Deny Variance 5

DENY FINAL PLAT

Staff Recomm. (Full): The required corrections for Final Plat approval were not submitted by the 9 day corrections deadline.

Comments:This plat has been submitted for the resubdivision of two lots that were previously subdivided by deed only. The Joint Permanent Easement (JPE) that crosses the property was established to serve two

other lots in a 4 lot subdivision (of which these lots are part of) that was also previously subdivided by

deed only.

Staff's recommendation of denial is based on three major issues that have not been addressed by the revised plat. The first item is that the JPE has not been designated as a private right-of-way with the area of the JPE being separate from the Lots. The applicant has requested a variance to allow the area of the JPE to be included in the area of the lot. Staff does not agree that a true hardship exists. The only reason the applicant has provided as a hardship is that the owner would have to go back before the BZA to adjust the lot size for the resulting lots. The other two issues are that the applicant has not provided documentation that the mobile home will be relocated out of the access easement to another area of the lot that would meet the setback requirements for the A-1 District, and the odd lot

configuration will make it difficult to place buildings on the lots due to setback requirements. The odd lot configuration is a result of the surveyor shifting lot lines to work around the existing mobile home (that is

to be relocated) and to stay within the lot sizes approved by the BZA.

It is Staff's recommendation that the applicant create more standard lots that will allow for easy placement of buildings on the lots and request variances for the adjusted lot sizes from the BZA.

MPC Action: Denied MPC Meeting Date: 2/14/2002

Details of MPC action:

Summary of MPC action: Approve Variances 1-4, deny Variance 5 and deny Final Plat

Date of MPC Approval: Date of Denial: 2/14/2002 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: 2/28/2002

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 4/2/2002 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Appeal approved, final plat

approved.

Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

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Final Plat Approved

Date of Legislative Appeal:

Effective Date of Ordinance:

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