CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number: 3-SB-06-F Related File Number:

Application Filed: 2/3/2006 Date of Revision:

Applicant: ROBERT A. MORRIS

Owner: ROBERT A. MORRIS



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: North side of W. Gallaher Ferry Rd., northwest of Hickory Creek Rd.

Other Parcel Info.:

Tax ID Number:116 9 & P/O 11Jurisdiction:County

Size of Tract: 12.409 acre

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:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: C. W. Peak Estate, Resub. Of Lots 14 & p/o 15

Surveyor: Professional Land Systems

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

Variances Requested: 1. To reduce the required right-of-way width of West Gallaher Ferry Road from 25' to 20' from the

centerline to the property line.

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 Variance

DENY Final Plat

Staff Recomm. (Full):

Comments: Staff has recommended denial of the Final Plat and the variance to reduce the required right of way of

West Gallaher Ferry Road from 25' to 20' from the centerline to the property line for lack of sufficent hardship. The Final Plat shows only 20' from the centerline of West Gallaher Ferry Road to the property line. Applicant's hardship was that it was a deadend road with an existing 20' right of way. There is 12.409 acres in the subject property and 20 plus houses past subject property served by West Gallaher

Ferry Road and staff feels applicant should dedicate the additional 5' to meet the right of way

requirements.

MPC Action: Approved MPC Meeting Date: 3/9/2006

Details of MPC action: Approved final plat

Summary of MPC action: Approve Variance and Final Plat

Date of MPC Approval: 3/9/2006 Date of Denial: Postponements:

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: Disposition of Case, Second Reading:

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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