CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



Jurisdiction: County

File Number:	4-SB-22-F	Related File Number:
Application Filed:	2/28/2022	Date of Revision:
Applicant:	TERRY E. ROMANS	

PROPERTY INFORMATION

General Location: West of East Governor John Sevier Highway, abutting French Broad River

Other Parcel Info.:

 Tax ID Number:
 111
 05811

Size of Tract: 1.31 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:	SFR (Single-Family Residential)			
Surrounding Land Use:				
Proposed Use:			Density:	
Sector Plan:	South County	Sector Plan Designation:	LDR (Low Density Residential)	& HP (Hillside Prote
Growth Policy Plan:	Planned Growth Area			
Neighborhood Context:				

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

Street:

1923 E. Governor John Sevier Hwy.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

A (Agricultural)

Current Zoning:

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)

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Subdivision Name:

Resubdivision of the Jerry L. Price Property

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

Reduce the Private Right-of-Way width from 40 ft to 25 ft.
 Eliminate the requirement for a turn-around area to be constructed.

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 reducing the right-of-way width to 25 ft wide so that it matches up with the longe portion of the previously approved 25-ft wide joint permanent easement since there is not much distance left before the access terminates.			
	Approve the sub	odivision plat because it is in com	pliance with the subdivision regu	llations.
Staff Recomm. (Full):				
Comments:	 This plat is a re-subdivision of a small parcel abutting the French Broad River. It was first platted in 2001 with a 25-ft joint permanent access easement (JPE) in anticipation of a larger subdivision on the remainder of the larger property. The easement met the requirements in place at the time of the plat. However, physical access to the property has been via a shared driveway with adjacent properties to the southwest. That shared driveway was recorded in 2013 as a 25-ft JPE and provides access to three properties, though one has direct access off of John Sevier Highway and could have its own access. The other properties utilizing the JPE are not part of this plat. The subject property being replatted is at the end of the line of properties utilizing the access, and the larger section of the access strip up to this point is 25 ft. There is already a turnaround area provided at the end of the driveway, though it does not meet Fire Code standards. The Seymour Volunteer Fire Department has sent a letter stating that they have served the property before and used the boat ramp to turn around. Staff supports both variances since the Fire Department does not need the turn-around space and the access easement is a minor extension of an existing easement that was approved by all departments in a prior plat. However, if the remainder of the larger lot out of which the subject property were to be developed, and the subdivision provided a new access to this property, such access for other properties. 			
Action:	Approved		Meeting Date:	5/12/2022
Details of Action:				
Summary of Action:	Approve the variance reducing the right-of-way width to 25 ft wide so that it matches up with the longer portion of the previously approved 25-ft wide joint permanent easement since there is not much distance left before the access terminates.			
	Approve the subdivision plat because it is in compliance with the subdivision regulations.			
Date of Approval:	5/12/2022	Date of Denial:	Postponements:	4/14/2022
Date of Withdrawal:		Withdrawn prior to publica	ation?: 🗌 Action Appealed?	:
			NEDASITIAN	

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: