

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 4-SB-24-F Related File Number:
Application Filed: 2/23/2024 Date of Revision:
Applicant: RYAN LYNCH

PROPERTY INFORMATION

General Location: NW of Pittman Dr, NE of Graybeal Rd
Other Parcel Info.:
Tax ID Number: 129 142 Jurisdiction: County
Size of Tract: 25.96 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: Rural Area
Neighborhood Context:

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

Street: 0 Buttermilk Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) 1-2.5 du/ac
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: Final Plat of Meadows at Hickory Creek
No. of Lots Proposed: 102 No. of Lots Approved: 0
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Spencer Schmutde

Staff Recomm. (Abbr.): The concept plan indicating the overall layout and design for this plat was approved on 7/14/2022 as Planning Case 7-SC-22-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval. The last revision of the final plat was received after the corrections deadline as Knox County Engineering and Public Works had not reviewed the plat in sufficient time for the surveyor to make corrections. Planning staff has allowed the plat to remain on the agenda in accordance with Section 2.10.C.6, which states the nine-day final plat correction deadline may be waived with just cause. In this case, the remaining revisions were not related to the subdivision or lot layout. Additionally, revisions to the final plat were submitted in time to be included in the Planning Commission documentation.

Staff Recomm. (Full):

Comments:

Action: Approved Meeting Date: 4/11/2024

Details of Action:

Summary of Action: The concept plan indicating the overall layout and design for this plat was approved on 7/14/2022 as Planning Case 7-SC-22-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval. The last revision of the final plat was received after the corrections deadline as Knox County Engineering and Public Works had not reviewed the plat in sufficient time for the surveyor to make corrections. Planning staff has allowed the plat to remain on the agenda in accordance with Section 2.10.C.6, which states the nine-day final plat correction deadline may be waived with just cause. In this case, the remaining revisions were not related to the subdivision or lot layout. Additionally, revisions to the final plat were submitted in time to be included in the Planning Commission documentation.

Date of Approval: 4/11/2024 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": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: