

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 4-SE-25-F Related File Number:
Application Filed: 2/24/2025 Date of Revision:
Applicant: BRENDA HOUSER

PROPERTY INFORMATION

General Location: Northeast of intersection of Rhea Rd & Spangler Rd
Other Parcel Info.:
Tax ID Number: 149 07202,07204 Jurisdiction: County
Size of Tract: 2.05 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: South County Plan Designation: RL (Rural Living)
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 8546 SPANGLER RD
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:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Resubdivision of Lots 1 and 2 of Property of Billy P. Mosier
No. of Lots Proposed: 2 **No. of Lots Approved:** 2
Variances Requested: VARIANCE:
Allow the area within the access easement to be included in the lot area of Lot 1.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the variance for plat approval to include the access easement area in the lot area total.

Staff Recomm. (Full): 1. A 2-acre lot was created by deed in 1975 in the Agricultural zone, which included the area of the access easement. The current subdivision regulations do not allow the access area to be included in the total lot area. Proposed Lot 1 meets the minimum lot size if the access easement is included.
2. This situation is unique as the lots were created by deeds from the previous owners. The deeded lot line needs to be corrected as it runs through the house in proposed Lot 2.
3. The granting of the variance will not be detrimental to public safety, health, or welfare. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the final plat for 2 lots in the A zone.

Comments: Section 3.03.C - Access Easement:
The area of the access easement shall not be included in computing the lot area of the lot or lots that the easement crosses. The plat shall identify both the total area of the lot and the area excluding the access easement, the latter of which must meet the minimum zoning requirements.

The Agricultural zone has a 1-acre minimum lot size. Lot 1 is 1.01 acres, including the access easement, and 0.52 acres, excluding the access easement. The original plat included the access area in the total lot area. Two homes were built, and lots were created by deed. The lots are under separate ownership, and the deeded lot line runs through the house in proposed Lot 2. This plat will correct the lot line that runs through the house.

Action: Approved **Meeting Date:** 4/10/2025

Details of Action:

Summary of Action: Approve the variance for plat approval to include the access easement area in the lot area total.

Date of Approval: 4/10/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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:**