

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

**FINAL PLAT**

KNOXVILLE • KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
w w w • k n o x m p c • o r g

**File Number:** 4-SG-12-F  
**Application Filed:** 2/24/2012  
**Applicant:** NANNIE GRIFFIN

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** West side of Conner Rd, north of Ventis Ln.

**Other Parcel Info.:**

**Tax ID Number:** 36 131.03

**Jurisdiction:** County

**Size of Tract:** 6.78 acres

**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**

**Surrounding Land Use:**

**Proposed Use:**

**Density:**

**Sector Plan:** North 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:**

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** W J Griffin Heirs Resubdivision of Lot 4  
**No. of Lots Proposed:** 2      **No. of Lots Approved:** 2  
**Variances Requested:** 1. To add an additional lot to an existing JPE that does not meet the requirements of subdivision regulation 64-24.44. Variance to reduce the required width of the JPE from 40' to 25' as shown on plat.  
2. To add an additional lot to an existing JPE that does not meet the requirement of subdivision regulation 64-24.45. Variance to reduce the requirement of providing a turnaround on a dead end JPE.  
3. To reduce the requirements of a 20' all weather driving surface to 12' as required by subdivision regulation 64-24.50.  
**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 Variances 1-3  
DENY Final Plat  
**Staff Recomm. (Full):**  
**Comments:** MPC Staff is recommending denial of the W.J. Griffin Heirs S/D Resubdivision of Lot 4 Final Plat. The applicant is requesting to add an additional lot to an existing 25' wide Joint Permanent Easement that was approved by MPC in 1997. The Minimum Subdivision Regulation requirements for Joint Permanent Easements have changed since the original plat was approved. Current requirements state that the JPE is to be 40' in width, have an approved turn around, and have a 20' all weather driving surface. The applicant is requesting variances to reduce each of these requirements. The existing JPE has approximately an 8' width of gravel as a driving surface with no room to pass or support emergency equipment.  
**Action:** Denied      **Meeting Date:** 4/12/2012  
**Details of Action:**  
**Summary of Action:** Deny Variances 1-3  
DENY Final Plat  
**Date of Approval:**      **Date of Denial:** 4/12/2012      **Postponements:**  
**Date of Withdrawal:**      **Withdrawn prior to publication?:**  **Action Appealed?:**

**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:**  
**Date of Legislative Appeal:**      **Effective Date of Ordinance:**