

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 5-SC-22-F Related File Number:
Application Filed: 3/16/2022 Date of Revision:
Applicant: PINNACLE LAND SURVEYING, INC.

PROPERTY INFORMATION

General Location: East of 75 and north side of Cedar Lane
Other Parcel Info.:
Tax ID Number: 68 E E 00303 Jurisdiction: City
Size of Tract: 0.39 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: CO (Commercial)
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: North City Sector Plan Designation: GC (General Commercial)
Growth Policy Plan: N/A (within City limits)
Neighborhood Context:

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

Street: 119 Cedar Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-H-1 (Highway Commercial)
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: Replat of the Re-subdivision Plat of Lot 1R, Plat Cabinet L, Slide 366-C
No. of Lots Proposed: **No. of Lots Approved:** 0
Variances Requested: Reduce the utility and drainage easement along the southwestern property line from 10 ft to 0 ft.
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 to eliminate the utility and drainage easement area along the southwestern lot line to allow for stormwater infrastructure improvements and mitigate potential flooding.
Approve the subdivision plat because it is in compliance with the subdivision regulations.

Staff Recomm. (Full):

Comments:
1) This is a request to eliminate the utility and drainage easements at an existing Waffle House. The restaurant chain submitted site plans to renovate the building, which triggered the need for the site to come into compliance with the City's Zoning Ordinance and the City's Engineering Department requirements.
2) Additional stormwater facilities are required, and, due to the existing building and parking lot locations, the new drainage swale would encroach into the utility and drainage (U&D) easement area. Eliminating the U&D easement along the southwestern property line will allow retrofitting and expansion of the drainage swale in that portion of the lot.
3) The purpose of this plat is to eliminate the U&D easement along the southwestern property line.
4) The City's Engineering Department can issue a waiver reducing the U&D easement under existing structures, but cannot do so under new, proposed structures. To reduce or eliminate U&D easements beneath new structures, a variance is required.

Action: Approved **Meeting Date:** 5/12/2022

Details of Action:

Summary of Action: Approve the variance to eliminate the utility and drainage easement area along the southwestern lot line to allow for stormwater infrastructure improvements and mitigate potential flooding.
Approve the subdivision plat because it is in compliance with the subdivision regulations.

Date of Approval: 5/12/2022 **Date of Denial:** **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:**