

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 5-SD-24-F                      Related File Number:  
Application Filed: 4/2/2024                      Date of Revision:  
Applicant: STEVEN W. ABBOTT JR

## PROPERTY INFORMATION

General Location: North of Adair Ave, east of Whittle Springs Road  
Other Parcel Info.:  
Tax ID Number: 70 P D 028                      Jurisdiction: City  
Size of Tract: 11332 square feet  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:  
Surrounding Land Use:  
Proposed Use:    Density:  
Planning Sector: East City                      Plan Designation:  
Growth Policy Plan: N/A (Within City Limits)  
Neighborhood Context:

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

Street: 2533 Adair Ave.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood)  
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 M.A. Parker's Homeplace Add. Resub. Lot 6  
No. of Lots Proposed: 2 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 final plat application for M.A. Parker's Homeplace Add. Resub. of Lot 6 was accepted for review and approval by the Planning Commission on April 2, 2024 to use an alley as the sole means of vehicular access for Lot 6R1 per Section 3.03.J of the Subdivision Regulations. During the course of the review by Planning staff, it was determined that Lot 6R1's front setback under the City of Knoxville Zoning Ordinance would apply from the alley instead of Adair Ave, leaving the lot with no adequate building area. The applicant decided to withdraw the plat upon learning this information.  
Recommendation: Staff is requesting the withdrawal of the final plat.

Staff Recomm. (Full):

Comments:

Action: Automatic withdrawal Meeting Date: 5/9/2024

Details of Action: Withdrawn

Summary of Action: Withdrawn

Date of Approval: 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Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?: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: