CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number: 5-SK-10-F Related File Number: 3/25/2010 Date of Revision: **Application Filed:**

PROFESSIONAL LAND SYSTEMS Applicant:



Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Northwest side of E. Raccoon Valley Rd., northeast of Gamble Rd.

Other Parcel Info.:

Tax ID Number: 26 040.01 Jurisdiction: County

2.005 acres Size of Tract:

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: North County **Sector Plan Designation:**

Growth Policy Plan: Planned Growth 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:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: J C & E V Hobbs Resubdivision of Lot 10

No. of Lots Proposed: 2 No. of Lots Approved: 2

Variances Requested: 1. To leave the remainder of Lot 11 without the benefit of a survey.

2. To reduce the utility and drainage easement under the existing structure on Lot 11R2 from 10' to 7.8'

as shown on plat.

3. To reduce the requirements of the Minimum Subdivision Regulations for the existing easement

(Denny Way) to existing conditions.

4. To reduce the utility and drainage easement under the existing structure on Lot 11R1 from 10' to 6.7'

as shown on plat.

5. To reduce the required right of way of E. Raccoon Valley from 44' to 25' from the centerline to the

property line.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Emily Dills

Staff Recomm. (Abbr.): Approve Variances 1-4

Deny Variance 5 DENY Final Plat

Staff Recomm. (Full):

Comments: Knox County Engineering cannot support the variance to reduce the required right of way of E. Raccoon

Valley Drive from 44' to 25' from the centerline to the property line due to the applicant's lack of a

sufficient hardship.

The property was previously platted and recorded in 1970. The right of way was shown as 25' from the centerline to the property line on that recorded plat. That plat was presented as an exempt plat because

each lot was over 5 acres in size and did not have to meet the requirements of the Minimum

Subidivision Regulations concerning right of way width.

The applicant was granted variances on lot size by Knox County Board of Zoning Appeals on April 28,

2010 for lot sizes achieved with the 25' right of way from centerline.

Action: Approved Meeting Date: 5/13/2010

Details of Action: Approve Variances 1-5 and Approve Final Plat

Summary of Action: Approve Variances 1-5 and Approve Final Plat

Date of Approval: 5/13/2010 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, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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