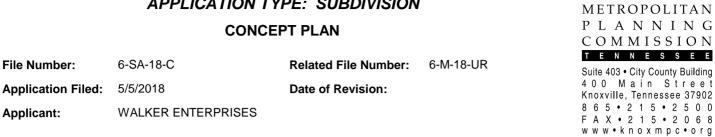
CASE SUMMARY

APPLICATION TYPE: SUBDIVISION



PROPERTY INFORMATION

File Number:

Applicant:

General Location:	Southwest side of Brown Gap Rd., northwest and southeast side of Teras Point Way		
Other Parcel Info.:			
Tax ID Number:	29 068	Jurisdiction:	County
Size of Tract:	2.98 acres		
Accessibility:	Access is via Brown Gap Rd., a minor collector street with a 19 way.	9' pavement widt	h within a 40' right-of-

GENERAL LAND USE INFORMATION

Existing Land Use:	Residential condominiums		
Surrounding Land Use:	North: Residence - A (Agricultural) South: Vacant land - A (Agricultural) East: Residences and vacant land - A (Agricultural) West: Residences and vacant lots - PR (Planned Residential)		
Proposed Use:	Detached Residential Subdivision		Density: 3.7 du/ac
Sector Plan:	North County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Are	a	

Neighborhood	Context:
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ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

4970 Teras Point Way

PR (Planned Residential)

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

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Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:Villas at Teras PointNo. of Lots Proposed:11No. of Lots Approved:0Variances Requested:NoneS/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MP	C ACTION AND DISPOSITION	
Planner In Charge:	Tom Brechko		
Staff Recomm. (Abbr.):	APPROVE the Concept Plan subject to 3 conditions:		
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Amending the Joint Permanent Easement and Maintenance Agreement to address the realignment of the easement as designated on the concept plan and the addition of the proposed lots. Obtaining approval from the Planning Commission and recording the final plat for the proposed subdivision. 		
Comments:	 The applicant had obtained approval from the Planning Commission of the existing residential condominium development on October 13, 2005. The approval of the Villas at Teras Point, a detached residential subdivision that extends to the southwest, was approved on June 8, 2006. The owner of the condominium units is requesting approval of a subdivision that will place each dwelling on an individual lot so that the residences can be sold. Access to both portions of the development is via Teras Point Way, a Joint Permanent Easement (JPE) that connects to Brown Gap Rd. This approval will require an amendment to the Joint Permanent Easement and Maintenance Agreement to address the realignment of the easement as designated on the concept plan and the addition of the proposed lots. The standard utility and drainage easement located along the new lot lines between the residences will be reduced to a total width of 5' due to the existing spacing between the buildings. 		
Action:	Approved		Meeting Date: 6/14/2018
Details of Action:	 Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Amending the Joint Permanent Easement and Maintenance Agreement to address the realignment of the easement as designated on the concept plan and the addition of the proposed lots. Obtaining approval from the Planning Commission and recording the final plat for the proposed subdivision. 		
Summary of Action:	APPROVE the Concept Plan subject to 3 conditions:		
Date of Approval:	6/14/2018	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:	