# **CASE SUMMARY**

# APPLICATION TYPE: SUBDIVISION

#### **FINAL PLAT**

File Number: 6-SH-13-F Related File Number:

Application Filed: 4/29/2013 Date of Revision:

Applicant: BATSON, HIMES, NORVELL, & POE



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W w w • k n o x m p c • o r g

#### PROPERTY INFORMATION

General Location: South side of Westland Drive, east of Tain Road

Other Parcel Info.:

Tax ID Number: 120 M D 006 Jurisdiction: City

Size of Tract: 31510 square feet

Accessibility:

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: West City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

**Neighborhood Context:** 

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### **ZONING INFORMATION (where applicable)**

Current Zoning: R-1 (Low Density Residential)

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: Rotherwood

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

Variances Requested:

1. To reduce the required right of way width of Westland Drive from 44' to 25' from the centerline to the

property line.

2. To reduce the required utility and drainage easement under the existing shed on Lot 1-R from 5' to 0'.

3. To reduce the required utility and drainage easement under the existing wall on Lot 1-R from 5'

along interior lot line and 10' along Tain Road as shown on plat.

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 2.-3.

Deny Variance 1
DENY Final Plat

Staff Recomm. (Full):

Comments: MPC staff received revised copies of this plat on corrections deadline. The applicant has requested a

variance from the Subdivision Regulations on the application for right of way width as required by The Major Road Plan on Westland Drive. The variance request is to reduce the required right of way width from 44' to 25' from the centerline to the property line. The City of Knoxville's Engineering Department did not support the request for that variance and MPC staff will not recommend approval of the

variance without the support of City Engineering. The plat could be approved if the required amount of

right of way was dedicated.

Action: Approved Meeting Date: 6/13/2013

**Details of Action:** 

**Summary of Action:** 

Date of Approval: 6/13/2013 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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