

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
FINAL PLAT



File Number: 7-SB-22-F Related File Number:
Application Filed: 5/25/2022 Date of Revision:
Applicant: DAVID FISER / WALKER SPRINGS COMPANY

PROPERTY INFORMATION

General Location: Southwest side of Gallaher View Rd., east side of Walker Springs Rd.
Other Parcel Info.:
Tax ID Number: 9 L A 00119 Jurisdiction: County
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan: Urban Growth Area
Neighborhood Context:

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

Street: 0 Walker Springs Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
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 Walker Springs Co. Lots 2 & 3
No. of Lots Proposed: 2 **No. of Lots Approved:** 2
Variances Requested: 1. Reduction of the right-of-way dedication on Walker Springs Rd. from 56 ft to 51 ft from centerline.
2. Reduction of the right-of-way dedication on Gallaher View Road from 50 ft to 43 ft from centerline.
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 variances 1 & 2 to reduce the right-of-way dedication as specified because right-of-way dedication already occurred as part of a TDOT project several years ago.
Approve the subdivision plat because the plat is otherwise in compliance with the subdivision regulations.
Staff Recomm. (Full):
Comments: 1) This purpose of this plat is to subdivide the parcel to create two lots out of one. The subdivision creates new lots to either side of Ten Mile Creek, which cuts through the property from the northeast to the southwest.
2) The applicant stated in the application that right-of-way (ROW) dedication has already occurred. Knox County Department of Engineering and Public Works confirmed this, but had no records of the transaction since it is a state route under the purview of the TN Department of Transportation (TDOT). TDOT did not respond to inquiries into when the transaction occurred. The dedication was not platted, however, so it does not show up in the KGIS mapping application.
3) Since ROW dedication has already occurred, and the Knox County Department of Engineering and Public Works confirmed this, staff supports the variance request.
4) At the time this application was submitted, right-of-way dedication was required when at least one additional lot was created by the plat and the right-of-way width did not meet the minimum required for either a local road (50 ft) or for the width specified for that particular road in the Major Road Plan if the road is classified as a collector or arterial. Both N. Gallaher View Road and Walker Springs Road are classified as minor arterials. The Major Road Plan calls for a 110-ft right-of-way width for N. Gallaher View Road and a 112-ft pavement width for Walker Springs Road.

Action: Approved **Meeting Date:** 7/14/2022

Details of Action:

Summary of Action: Approve variances 1 & 2 to reduce the right-of-way dedication as specified because right-of-way dedication already occurred as part of a TDOT project several years ago.

Approve the subdivision plat because the plat is otherwise in compliance with the subdivision regulations.

Date of Approval: 7/14/2022 **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:**