

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
FINAL PLAT



File Number: 8-SA-23-F Related File Number:
Application Filed: 6/26/2023 Date of Revision:
Applicant: TRACY TMW LAND SURVEYING, INC. WIDNER

PROPERTY INFORMATION

General Location: South of Beechwood Rd, west of Topside Rd.
Other Parcel Info.:
Tax ID Number: 146 052 Jurisdiction: County
Size of Tract: 5.36 acres
Accessibility:

GENERAL LAND USE INFORMATION

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

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

Street: 4320 Beechwood Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: E (Estates), F (Floodway)
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: PERALTA-RAMOS PROPERTY

No. of Lots Proposed: 1 **No. of Lots Approved:** 2

Variences Requested: 1. Reduce the required exclusive permanent access easement width from 25' to 20', allowing the existing 20' to remain at the subject property line.
2. Establish a private right-of-way off of an existing joint permanent non-exclusive access easement to service lots 1 and 2, comprising approximately 2,923 sq ft.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Naomi Hansen

Staff Recomm. (Abbr.): Approve variance 1 because the access drive is existing and the reduction would not be likely to cause adverse impacts on surrounding properties or emergency services.

Approve variance 2 because joint permanent access easements were designed to service multiple lots, it is existing, and this would only add one addition lot to be serviced by it.

Approve the final plat because it is otherwise in compliance with the Subdivision Regulations.

Staff Recomm. (Full):

Comments:

- 1) This property is part of a group of 3 properties currently using a Joint Permanent Non-Exclusive Easement (JPE) for access that was platted in 1994. The JPE crosses the property with frontage on Beechwood Rd to serve the three existing lots to the south and southwest.
- 2) The purpose of this plat is to subdivide a larger property into 2 lots. The proposed subdivision would create one additional lot off of the existing JPE. The proposed access easement would connect to the existing JPE.
- 3) In situations where conditions are existing, if a plat creates a new lot off an existing access easement, that easement is required to be brought up to standards. A JPE is now referred to as a private right-of-way in the current Subdivision Regulations. Private rights-of-way may serve any number of multiple lots.
- 4) In this case, the existing JPE meets private right-of-way standards and would not require any revisions. Planning Staff and the Knox County Engineering support the additional access easement off the existing joint permanent non-exclusive access easement that meets the Subdivision Regulations because it only adds one lot to the JPE and will not create any adverse effects to the surrounding community.
- 4) The applicant is seeking another variance to reduce the private right-of-way width requiremnt to 20 ft. Staff is supporting the variance request because the driveway over which the right-of-way will be created is existing and the width reduction would not be likely to cause adverse impacts on surrounding properties. The Knox County Department of Engineering and Public Works has also indicated their support of the variance.
- 5) With the requested variance from the right-of-way width, the proposed plat meets all of the above requirements.

Action: Approved

Meeting Date: 8/10/2023

Details of Action:

Summary of Action: Approve variance 1 because the access drive is existing and the reduction would not be likely to cause adverse impacts on surrounding properties or emergency services.

Approve variance 2 because joint permanent access easements were designed to service multiple lots, it is existing, and this would only add one addition lot to be serviced by it.

Approve the final plat because it is otherwise in compliance with the Subdivision Regulations.

Date of Approval: 8/10/2023

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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: