

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 8-SC-25-F Related File Number:
Application Filed: 7/23/2025 Date of Revision:
Applicant: RICHARD A BAILEY

PROPERTY INFORMATION

General Location: North side of the intersection of N Campbell Station Rd and Fretz Rd
Other Parcel Info.:
Tax ID Number: 130 J E 00102 Jurisdiction: County
Size of Tract: 10095 square feet
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: Northwest County Plan Designation: SR (Suburban Residential)
Growth Policy Plan: Farragut Urban Growth Area
Neighborhood Context:

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

Street: 1114 N. Campbell Station Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), up to 4.4 du/ac
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: Replat of Lot 11, Campbell Park, Unit 2

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

Variances Requested: Reduction of the minimum width of an access easement from 25 ft to 15 ft (variance from Section 3.03.C.4 of the Subdivision Regulations).

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Approve the variance to reduce the minimum width of an access easement from 25 ft to 15 ft, based on the following evidence of hardship.

1. The access easement is required by the Town of Farragut to provide potential alternative access for two adjacent parcels to the east for future safety considerations.
2. The site's shallow depth and irregular shape make it challenging to provide the required parking spaces outside of the easement area. A right-of-way acquisition by Knox County in 2017 affected the depth of the subject lot.
3. No detrimental effects are anticipated from the approval of this variance. If this easement is used in the future, a new driveway configuration needs to be approved by the Town of Farragut.

Approve the final plat for one lot in the PR (Planned Residential) zone.

Staff Recomm. (Full):

Comments: BACKGROUND: The subject parcel is platted as Lot 11 of Unit 2 of the Campbell Park subdivision (Inst. 201708150010477). The 2017 plat stipulates that the subject lot must share the driveway of abutting Lot 10. In March 2025, the Farragut Board of Mayor and Aldermen approved a variance to allow a new driveway location for the subject property. As a condition of the variance approval, the subject lot shall allow an access easement for the two lots on the east side, Lot 9R and 10 (see Exhibit B for meeting minutes).

Lots 9R and 10 currently have their own driveways, and creating this easement would allow all three lots to have a single access point to N Campbell Station Road that would align with the centerline of Fretz Road. The Community Development Department of the Town of Farragut stated that if a left turn lane is created on N Campbell Station Road at its intersection with Fretz Road, it would likely pose difficulties for occupants of lots 9R and 10 to turn left from their driveway to enter N Campbell Station Road. The agency stated that this easement would provide these two existing lots with an alternative, safer option if needed in the future (see Exhibit C for email correspondence with staff).

Within the last year, the Planning Commission approved both a rezoning to the PR at 4.4 du/ac zone (10-D-24-RZ) and a development plan for a duplex (5-L-25-DP) for this property. Prior to the development plan approval, the Knox County Board of Zoning Appeals approved a variance to reduce the western peripheral boundary from 20 ft to 10 ft (24-Z0062). Additionally, the depth of the subject lot was reduced when a portion of the property was dedicated as right-of-way through the 2017 plat.

VARIANCE: The variance is requested because the depth and shape of the subject property make it challenging to provide the required parking spaces. The approved development plan includes an attached one-car garage and an additional parking space in front of the garage for each unit of the duplex. At 25-ft in width, the easement would encroach into the parking spaces. The shape and peripheral setback of the property restrict the duplex from setting back any further. Staff supports the variance because this would allow these parking spaces to be outside of the easement area. The Knox County Engineering and Public Works Department and the Community Development Department of the Town of Farragut have no opposition to this request.

Action: Approved

Meeting Date: 8/14/2025

Details of Action:

Summary of Action: Approve the variance to reduce the minimum width of an access easement from 25 ft to 15 ft, based on the following evidence of hardship.

1. The access easement is required by the Town of Farragut to provide potential alternative access for

two adjacent parcels to the east for future safety considerations.

2. The site's shallow depth and irregular shape make it challenging to provide the required parking spaces outside of the easement area. A right-of-way acquisition by Knox County in 2017 affected the depth of the subject lot.

3. No detrimental effects are anticipated from the approval of this variance. If this easement is used in the future, a new driveway configuration needs to be approved by the Town of Farragut.

Approve the final plat for one lot in the PR (Planned Residential) zone.

Date of Approval:

8/14/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Court of Competent Jurisdiction

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: