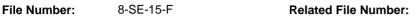
CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



Application Filed: 6/30/2015 **Date of Revision:**

Applicant: INGRAM, GORE & ASSOCIATES, LLC ELAINE



PROPERTY INFORMATION

General Location: South side of Tell Mynatt Road, southwest of Bell Road

Other Parcel Info.:

Tax ID Number: 20 094 Jurisdiction: County

Size of Tract: 2 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: North County Sector Plan Designation:

Growth Policy Plan: Rural Area

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

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: Harold D. and Ruth A. Mynatt Property

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

Variances Requested: 1. To reduce the requirements of the Minimum Subdivision Regulations in Section 64-24 for JPE's

serving less than 6 lots which includes less than 40' in width, pavement width, 25' radius on both sides

of the JPE at the public street, and no turnaround to existing conditions.

2. To reduce the required right of way width of Tell Mynatt Road from 30' to 25' from the centerline to

the property line.

3. To reduce the required sight distance at the JPE and Tell Mynatt Road from 300' to 225'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Emily Dills

Staff Recomm. (Abbr.): Approve Variances 1-2

Deny Variance 3 DENY Final Plat

Staff Recomm. (Full):

Comments: MPC staff received the revised plat copies by corrections deadline. The plat addressed the comments

requested by staff on the revised copies. The applicant is requesting three subdivision variances. Knox County Department of Engineering and Public Works supports approving two of the variances that address issues with the Joint Permanent Easement but cannot support the third variance to reduce the required sight distance where the JPE accesses the public right of way. MPC staff cannot recommend approval of the Final Plat without the support of Knox County Department of Engineering

and Public Works.

Action: Approved Meeting Date: 9/10/2015

Details of Action:

Summary of Action: Approve Variances 1-3 and approve Final Plat.

Date of Approval: 9/10/2015 Date of Denial: Postponements: 8/13/2015

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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