



***SUBDIVISION INFORMATION (where applicable)***

**Subdivision Name:** Resubdivision of Mars Ridge Subdivision  
**No. of Lots Proposed:** 0                      **No. of Lots Approved:** 1  
**Variances Requested:** Reduce the utility and drainage easement from 10' to 5' along the proposed wall that will front N. Gallaher View Road.  
**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 the variance to reduce the utility and drainage easement from 10 ft to 5 ft along the western lot line because the Subdivision Regulations allow some flexibility for utility and drainage easements and the utility company has no issues with the reduction.

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

**Staff Recomm. (Full):**

**Comments:**

- 1) The purpose of this plat is to reduce the utility and drainage (U&D) easement at the western property line from 10 ft to 5 ft.
- 2) The property has some site constraints and unique topography. To keep a structure out of the floodplains (both 100- and 500-year), the applicant needs to locate the building in the southern portion of the lot, which requires a retaining wall along the western property line. A reduction in the U&D easement area is need to locate the retaining wall accordingly.
- 3) The City of Knoxville’s Engineering Department can issue waivers for utility and drainage easements, but only for existing structures, which is not the case with the proposed plat. Variances are needed to reduce or eliminate the U&D easements for proposed structures.
- 4) The U&D easements would be retained along the remaining lot lines.
- 5) KUB has no issues with allowing the reduction of the U&D easements as described.
- 6) Since the Subdivision Regulations allow some flexibility regarding U&D easements, and the utility company has no issues with the reduction of the U&D easement along the rear lot line, Planning staff supports the variance request.

**Action:** Approved

**Meeting Date:** 9/8/2022

**Details of Action:**

**Summary of Action:** Approve the variance to reduce the utility and drainage easement from 10 ft to 5 ft along the western lot line because the Subdivision Regulations allow some flexibility for utility and drainage easements and the utility company has no issues with the reduction.

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

**Date of Approval:** 9/8/2022

**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:**