

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 9-SC-22-F Related File Number:
Application Filed: 7/26/2022 Date of Revision:
Applicant: ETHAN I. PHILLIPS

PROPERTY INFORMATION

General Location: South side of Thistlewood Way, west of Sequoyah Gardens Way
Other Parcel Info.:
Tax ID Number: 107 L A 046 Jurisdiction: City
Size of Tract: 12979 square feet
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: West City Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: 4312 THISTLEWOOD WAY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Resubdivision of Lot 24, Sequoyah Gardens Subdivision
No. of Lots Proposed: 0 **No. of Lots Approved:** 1
Variances Requested: Reduce the utility and drainage easement area along rear lot line from 10 ft to 0 ft.
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 eliminate the utility and drainage easement along the rear 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 correct the City Ward Map to match the existing property line. The property line was previously changed via deed, which does not get incorporated into the City's Ward Map.
- 2) The property has challenging topography, and the applicant is requesting the variance to better locate the house on the lot.
- 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 eliminate the utility and drainage easement along the rear 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: