CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

9-SI-12-F File Number: **Related File Number:** 7/30/2012 **Application Filed:** Date of Revision:

BENCHMARK ASSOCIATES Applicant:



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PROPERTY INFORMATION

General Location: Southeast side of Greenland Way, south of Hardin Valley Rd.

Other Parcel Info.:

103 M A 007 & P/O 009 **Tax ID Number:** Jurisdiction: County

8.619 acres Size of Tract:

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: Northwest County **Sector Plan Designation:**

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

OB (Office, Medical, and Related Services) & TO **Current Zoning:**

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: The Village at Hardin Valley Resub. Of Lot 7

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

Variances Requested:

1. To reduce the access easement requirements as required in the MSR 64.24 as interpreted by MPC

staff.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Emily Dills

Staff Recomm. (Abbr.): DENY Variance and Plat

Staff Recomm. (Full):

Comments: MPC staff recommends denial of the variance requested to reduce the access requirements for lots as

required in the Minimum Subdivision Regulations 64.24. The Subdivision Regulations state that all lots have not less than 25' of frontage on a public street, an exclusive permanent easement, or a joint permanent easement that provides traversable access onto a public street. Lot 8 of The Village at Hardin Valley would not meet this requirement because it would have to traverse over an exclusive permanent easement onto a joint permanent easement to access the public street. MPC staff considers an access easement off an existing joint permanent easement to be an extension of the JPE. (MPC originally approved a joint permanent easement that would serve Lot 8. This plat intends to abandon the JPE across Lot 7 and make that portion an exclusive permanent easement to serve Lot 8 and by doing that creates the situation of a lot being served by an easement that does not have direct

frontage on a public street.)

Action: Denied Meeting Date: 10/11/2012

Details of Action:

Summary of Action: DENY Variance and Plat

Date of Approval: Date of Denial: 10/11/2012 Postponements: 9/13/2012

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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