

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 9-SJ-18-F
Application Filed: 8/1/2018
Applicant: JOHN SHARP

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side of Tazewell Pk, north of Fountainhead Ln
Other Parcel Info.:
Tax ID Number: 49 022 Jurisdiction: County
Size of Tract: 5.69 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: North City Sector Plan Designation:
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 4821 Tazewell Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
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: Sharp Property on Tazewell Pike
No. of Lots Proposed: 2 **No. of Lots Approved:** 2
Variances Requested: 1. To reduce the required right of way of Tazewell Pike from 44' to 30' from the centerline to the property line.
2. To reduce the required width of the JPE from the required 40' to 25'.
3. To reduce the required driving surface of the existing JPE from the required 20' to the existing width.
4. To reduce the requirement of a turnaround at the end of the JPE.

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.): Deny Variances 1-4
DENY Final Plat

Staff Recomm. (Full):

Comments: MPC staff received revised/corrected plat copies by corrections deadline. The property is 5.69 acres currently consisting of one lot and an easement. The applicant has applied to create one additional lot and make the existing easement a Joint Permanent Easement (JPE). The proposed front lot has a private driveway on Tazewell Pike and does not use the existing easement. The new lot and existing three lots located to the northwest will use the JPE. The surveyor is correcting a line along Fountain Head Condos and the subject property with this plat increasing the width of the JPE from the public street back 500' plus as shown on plat. The easement is now a part of the front lot which does not meet the requirements of the Subdivision Regulations. This plat is removing the JPE from that lot and making it separate and that requirement conforming to the regulations. The applicant has request four variances. Three variances from the Subdivision Regulations for the requirements for the JPE and one on the dedication of right of way. The right of way is the only portion of this property that is within the City of Knoxville and their Engineering Department does not support a variance to reduce the right of way width given that there is a potential for future improvements on this State route. Knox County Engineering requested that the JPE driving surface be constructed to a width of 20' and a turnaround be built. MPC staff cannot support approval and has recommended denial of both the variances and the plat.

Action: Approved **Meeting Date:** 9/13/2018

Details of Action: APPROVED

Summary of Action:

Date of Approval: 9/13/2018 **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:**