

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number: 9-SW-05-F **Related File Number:**
Application Filed: 8/15/2005 **Date of Revision:**
Applicant: SITE, INC.
Owner: LHL PROPERTIES, LLC

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southwest side of Sherwood Dr. northwest side of Westland Dr.
Other Parcel Info.:
Tax ID Number: 121 I C 015 **Jurisdiction:** City
Size of Tract: 2.46 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Inside City Limits
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family 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: Cartref Lot 13 Block A
Surveyor: Site, Inc.
No. of Lots Proposed: 4 No. of Lots Approved: 4
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Emily Dills
Staff Recomm. (Abbr.): APPROVE Final Plat
Staff Recomm. (Full):

Comments: This is the third final plat that has been submitted for the subdivision of this 2.46 acre parcel. The previous two plats were denied on appeal to Knoxville City Council.
This version of the final plat still proposes the subdivision of the parcel into four lots. Changes from the previous plats include the following:
1. All four lots meet the access requirements of Section 64-24 of the Minimum Subdivision Regulations by having 25' of frontage on a public street (Sherwood Drive and Westland Drive). The frontage for Lot 4 has now been increased to 25'.
2. With all four lots meeting the frontage/access requirement, the Joint Permanent Easement is not required for legal access. The applicant is still proposing to provide access to the interior portion of the subdivision and has identified that area as "common area / shared access easement".
3. The setback requirements are referenced in plat note #3. The setbacks are no longer shown on each lot. As a practice, the only time Staff requires the specific listing of setbacks is for planned residential zoning where the Planning Commission approves the setbacks. In all other cases the Zoning Ordinance identifies the required setbacks.

It is Staff's position that the revised plat meets the requirements of the Minimum Subdivision Regulations and the Knoxville Zoning Ordinance.

MPC Action: Approved MPC Meeting Date: 9/8/2005

Details of MPC action:

Summary of MPC action: APPROVAL of the Final Plat

Date of MPC Approval: 9/8/2005 Date of Denial: Postponements:
Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: 10/3/2005

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council
Date of Legislative Action: 11/22/2005 Date of Legislative Action, Second Reading:
Ordinance Number: Other Ordinance Number References:
Disposition of Case: Appeal approved. Disposition of Case, Second Reading:
If "Other": If "Other":
Amendments: Amendments:

Appealed MPC Certification of Final Plat for recording
4/7/2006

Date of Legislative Appeal: Effective Date of Ordinance: