CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



Application Filed: 8/1/2024 **Date of Revision:**

Applicant: BOBBY C. SMELCER



PROPERTY INFORMATION

General Location: North side of Baldwin Ave, west of Chapman Hwy

Other Parcel Info.:

Tax ID Number: 109 I H 016, 017 OTHER: AND 109IG002 Jurisdiction: City

Size of Tract: 17903 square feet

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Single Family Residential

Surrounding Land Use:

Proposed Use: Density:

Planning Sector: South City Plan Designation: LDR (Low Density Residential), HP (Hillside Ridgetop Prote

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context:

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

Street: 0 DOOLEY ST

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (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 Ridgetop Protection)

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Final Plat for Resubdivision of Lots 8 & 26 of the J.A. Umbarger Property

No. of Lots Proposed: 2 No. of Lots Approved: 2

Variances Requested: Variance to reduce the width of a flag stem of a flag lot from 25 ft to 20 ft (Subdivision Regulations

3.03.B.1).

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the variance to reduce the width of the flag stem of a flag lot from 25 ft to 20 ft, based on the following evidence of hardship.

Approve the final plat to create one additional lot and an exempt tract in the A district because, with the approval of the variance, the plat meets the standards of the Subdivision Regulations.

Staff Recomm. (Full):

- 1. The requested variance is required to provide access to landlocked parcel 109IG002.
- 2. The landlocked situation is unique to the property, and it primarily arises from Dooley Street being unpaved, as described in the Comments section of this report. The condition of Dooley Street was not created by anyone who has an interest in the property.
- 3. Approval of this variance will not be detrimental to public safety, health, or welfare because the flag lot is near the terminus of Baldwin Ave, a local, dead-end street with no through-connectivity and low volumes of traffic.

Approve the final plat to create two lots in the RN-2 district.

Comments:

BACKGROUND:

There are four parcels adjacent to Dooley Street, which was recently closed by City Council (Ordinance # O-123-2024). Dooley Street was a 40-ft public right-of-way that provided legal access to the two rear parcels (109IG002 and 109IH017). Because the street was unpaved and never built, it did not provide access to these parcels, and the parcels were essentially landlocked. The closure of Dooley Street will allow 20 ft of the former right-of-way to be transferred to the adjacent parcels. The first 20 ft will transfer to a property owner who is uninvolved in this plat request. The other 20 ft will be merged with parcel 109IG002 to create lot 8R.

The final plat involves a land exchange between adjacent property owners. Parcel 109IH107 will be merged with parcel 109IH016 to create lot 26R. Parcel 109IG002 and 20 ft of the closed street will create lot 8R, which is a flag lot. The flag stem of lot 8R will only have a width of 20 ft, which cannot be increased due to the 50 ft minimum lot width requirement of the RN-2 zoning district that applies to lot 26R. The proposed lot layout with the variance request is the optimal solution to provide access to these landlocked parcels.

VARIANCE REQUEST:

Section 3.03.B.1 of the Subdivision Regulations requires the width of the flag stem (linear strip of land with frontage on access road) to be no less than 25 ft. The minimum width requirement is intended to restrict multiple access points within a close distance, particularly prohibiting a series of flag lots with very narrow flag stems. The requested reduction of 5-ft is not expected to create any unsafe conditions here as this property is near the terminus of Baldwin Avenue, a dead-end local street.

The City of Knoxville Engineering Department supports the variance request.

Action: Approved Meeting Date: 11/14/2024

Details of Action:

Summary of Action: Approve the variance to reduce the width of the flag stem of a flag lot from 25 ft to 20 ft, based on the

following evidence of hardship.

Approve the final plat to create one additional lot and an exempt tract in the A district because, with the

approval of the variance, the plat meets the standards of the Subdivision Regulations.

Date of Approval: 11/14/2024 Date of Denial: Postponements: 10/3/2024

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

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LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Court of Competent Jurisdiction

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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