

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
FINAL PLAT



File Number: 8-SB-24-F Related File Number:
Application Filed: 7/16/2024 Date of Revision:
Applicant: JENNIFER ROBERTSON

PROPERTY INFORMATION

General Location: East of Andes Rd, south of Wimpole Ave
Other Parcel Info.:
Tax ID Number: 82 E G 001 Jurisdiction: City
Size of Tract: 39204 square feet
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: East City Plan Designation: LDR (Low Density Residential) & HP (Hillside Protection Ov
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: 1006 Andes Rd.
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:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: FINAL PLAT OF TAYLOR FUGATT PROPERTY AND ACCESS CORRIDOR
No. of Lots Proposed: 1 No. of Lots Approved: 1
Variances Requested: None.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the final plat for one lot and an Alternate Access Standard in the RN-1 zone.

Staff Recomm. (Full):

Comments: This property was purchased by the current owner in January of 2024. The proposed plat is establishing a lot of record with access off of Andes Road via an access easement as described in the Estate Deed of Johnnie James Shands, Deceased (Instrument # 200701300061845).

The Subdivision Regulations require access to a property via one of a number of options pursuant to Section 3.03. One of these options is an alternative access standard (Section 3.03.H of the April 1, 2024 Subdivision Regulations - the applicable version at the time of the application submittal). This section allows the applicant to use an alternate means of access other than the options listed in the applicable version of the Subdivision Regulations (Sections 3.03.B-G), though this requires Planning Commission approval.

Section 3.03.H pertaining to Alternate Access Standards states that applicants cannot use this section in lieu of seeking a variance, meaning if the sole reason an applicant is proposing another means of access is due to the subdivision not meeting the standards, this would not meet the intent of this section. In this case, the property was created by will, the access easement is pre-existing, and the nonconformity is not a result of any actions of the applicant. For these reasons, Planning supports approval of an Alternative Access Standard per Section 3.03.H.

Alternative Access Standards: Section 3.03.H:

The Planning Commission, with support of the Knoxville Department of Engineering or the Knox County Department of Engineering and Public Works, may consider alternative access standards for a subdivision of property that would address unique conditions of a site or development allowed under the requirements of the Knoxville or Knox County Zoning Ordinances. Alternative access standards may also be used for property with a previously existing nonconforming access. Legal documentation of the new or existing alternative access shall be required pursuant to Section 3.03.I. This section shall not be used in lieu of approval for a variance from another access standard.

Action: Approved

Meeting Date: 8/8/2024

Details of Action:

Summary of Action: Approve the final plat for one lot and an Alternate Access Standard in the RN-1 zone.

Date of Approval: 8/8/2024

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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: