

▶ **FILE #:** 9-SI-12-F **AGENDA ITEM #:** 14
 POSTPONEMENT(S): 9/13/2012 **AGENDA DATE:** 10/11/2012
 ▶ **SUBDIVISION:** THE VILLAGE AT HARDIN VALLEY RESUB. OF LOT 7
 ▶ **APPLICANT/DEVELOPER:** BENCHMARK ASSOCIATES
 OWNER(S): Jim Doss

TAX IDENTIFICATION: 103 M A 007 & P/O 009
 JURISDICTION: County Commission District 6
 ▶ **LOCATION:** Southeast side of Greenland Way, south of Hardin Valley Rd.
 SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ▶ **APPROXIMATE ACREAGE:** 8.619 acres
 ▶ **NUMBER OF LOTS:** 1
 ▶ **ZONING:** OB (Office, Medical, and Related Services) & TO
 SURVEYOR/ENGINEER: Benchmark Associates, Inc.
 ▶ **VARIANCES REQUIRED:** 1. To reduce the access easement requirements as required in the MSR 64.24 as interpreted by MPC staff.

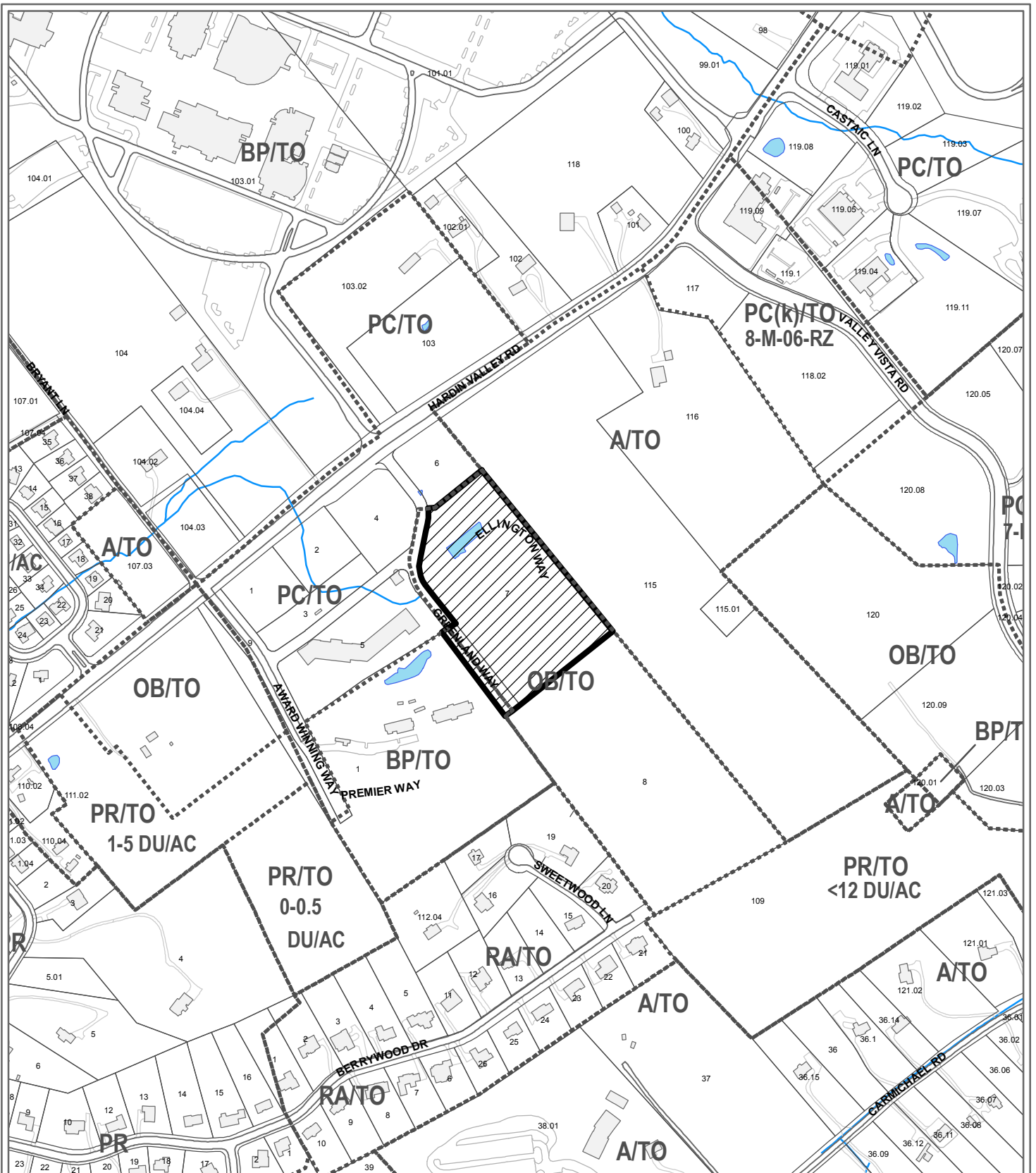
STAFF RECOMMENDATION:

▶ **DENY Variance and Plat**

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.)

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**9-SI-12-F
FINAL SUBDIVISION PLAT**



Final Plat For: The Village at Hardin Valley Resub. Of Lot 7

Original Print Date: 9/6/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Benchmark Associates

Map No: 103
Jurisdiction: County

