

▶ **FILE #:** 6-SH-13-F

AGENDA ITEM #: 18

AGENDA DATE: 6/13/2013

▶ **SUBDIVISION:** ROTHERWOOD
 ▶ **APPLICANT/DEVELOPER:** BATSON, HIMES, NORVELL, & POE
 OWNER(S): Todd Miller

TAX IDENTIFICATION: 120 M D 006

JURISDICTION: City Council District 2

▶ **LOCATION:** South side of Westland Drive, east of Tain Road

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

▶ **APPROXIMATE ACREAGE:** 31510 square feet

▶ **NUMBER OF LOTS:** 2

▶ **ZONING:** R-1 (Low Density Residential)

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

▶ **VARIANCES REQUIRED:**

1. To reduce the required right of way width of Westland Drive from 44' to 25' from the centerline to the property line.
2. To reduce the required utility and drainage easement under the existing shed on Lot 1-R from 5' to 0'.
3. To reduce the required utility and drainage easement under the existing wall on Lot 1-R from 5' along interior lot line and 10' along Tain Road as shown on plat.

STAFF RECOMMENDATION:

▶ **Approve Variances 2.-3.
 Deny Variance 1
 DENY Final Plat**

COMMENTS:

MPC staff received revised copies of this plat on corrections deadline. The applicant has requested a variance from the Subdivision Regulations on the application for right of way width as required by The Major Road Plan on Westland Drive. The variance request is to reduce the required right of way width from 44' to 25' from the centerline to the property line. The City of Knoxville's Engineering Department did not support the request for that variance and MPC staff will not recommend approval of the variance without the support of City Engineering. The plat could be approved if the required amount of right of way was dedicated.

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.