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[MPC Comment] Major Road Plan Update 2018 - Right-of-Way Dedication

1 message

Tom Brechko <tom.brechko@knoxmpc.org>

Wed, Sep 12, 2018 at 2:34 PM

Reply-To: tom.brechko@knoxmpc.org

To: Commission <commission@knoxmpc.org>, Gerald Green <gerald.green@knoxmpc.org>, Tarren Barrett <tarren.barrett@knoxmpc.org>, Mike Conger <mike.conger@knoxtrans.org>, Amy Brooks <amy.brooks@knoxmpc.org>

Dear Commissioners,

A question had been raised at the Planning Commission's Agenda Review Meeting yesterday concerning the impact of the proposed Major Road Plan Update 2018 on the platting of property and the requirement of right-of-way dedication. Hopefully the following response will help to clarify this issue.

The Knoxville-Knox County Subdivision Regulations control the requirement for right-of-way dedication based on the Major Road Plan. As identified in the staff presentation, Section 3.04.A.3 of the Subdivision Regulations states that "any proposed subdivision of property that adjoins an existing street that will result in the creation of additional lots, shall be subject to right-of-way dedication in order to bring the right-of-way closer to compliance with the Major Road Plan."

The requirement for right-of-way dedication under the amended Subdivision Regulations does not apply to approval of a plat that does not create additional lots such as, combining lots, relocating lot lines, recording a plat for a larger deeded tract, or recording a plat that is exempt from the Subdivision Regulations.

When right-of-way dedication is required by the Subdivision Regulations, the Major Road Plan is used to identify the width of the required right-of-way for that specific section of road. While the proposed update of the Plan includes some proposed right-of-way changes throughout the County, these changes may result in an increase or decrease in required right-of-way dedication. These changes can be seen in the memorandum to the Planning Commission from Tarren Barrett dated August 23, 2018 and the table attachment.

Respectfully,

Thomas Brechko

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This message was directed to commission@knoxmpc.org