



SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 12-SA-21-F **AGENDA ITEM #:** 28
POSTPONEMENT(S): 12/9/2021, 1/13/2022 **AGENDA DATE:** 2/10/2022

▶ **SUBDIVISION:** FINAL PLAT OF THE BILL & BRENDA JOHNSON PROPERTY

▶ **APPLICANT/DEVELOPER:** RICK FAGAN
OWNER(S): Bill Johnson

TAX IDENTIFICATION: 79 J A 01803 [View map on KGIS](#)
JURISDICTION: County Commission District 6
STREET ADDRESS: 6521 Tecoy Quarry Ln.

▶ **LOCATION:** 6521 Tecoy Quarry Ln
SECTOR PLAN: Northwest City
GROWTH POLICY PLAN: Urban Growth Area
WATERSHED: Grassy Creek

▶ **APPROXIMATE ACREAGE:** 1.302 acres
▶ **NUMBER OF LOTS:** 2
▶ **ZONING:** RA (Low Density Residential)
SURVEYOR/ENGINEER: Comparoni & Associates

▶ **VARIANCES REQUIRED:** 1. Reduce the width of the private right-of-way from 40 ft to 27.97 ft at the right-of-way line, gradually widening to the required 40-ft width as space allows.

STAFF RECOMMENDATION:

- ▶ 1. Approve the variance to reduce the private right-of-way width to 27.97 feet at the front property line, tapering out to 40 ft as space allows.
2. Approve the final plat since it is in compliance with the zoning and consistent with surrounding development.
1. The existing flag lot has a street frontage of 27.97 feet, so that is the maximum width that could be created for the private right-of-way at the front of the property. The right-of-way tapers out to 40 ft wide as space allows, bringing it as close to the required width as possible.

COMMENTS:

1. There are five residences that have utilized this access easement for access since the early 1990s - the two houses on separate lots to the north, the two residences on the subject property, and a fifth lot that uses the easement but has frontage on Tecoy Quarry Lane and could have direct access off that street if that were ever desired in the future.
2. The number of lots utilizing the existing access easement exceeds that allowed for an exclusive permanent access easement since they can only service one lot; therefore, a private right-of-way is required.
3. A private right-of-way may serve two or more lots and is a privately owned access strip separate from the lots it serves. A private right-of-way was previously identified as a joint permanent easement in the Subdivision Regulations.
4. Private rights-of-way have the following requirements: a) it must be subdivided out of the property it serves and a homeowner's association must be created for maintenance; b) the right-of-way must be 40-ft wide; c) it

must provide a suitable turnaround meeting American Association of State Highway and Transportation Officials (AASHTO) and the requirements of the Knox County Fire Marshal's Office; and d) it may not exceed a 12% slope.

5. With the requested variance from the right-of-way width, the proposed plat meets all of the above requirements.

Knoxville-Knox County Planning Commission'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.



Michelle Portier <michelle.portier@knoxplanning.org>

Recommending postponement of plat for Bill and Brenda Johnson (Tecoy Quarry Ln plat)

Fagan, Richard <Richard.Fagan@claytonhomes.com>
To: Michelle Portier <michelle.portier@knoxplanning.org>

Wed, Dec 1, 2021 at 2:30 PM

Per our conversation, the meeting has been postponed until further notice. I look forward to hearing from you and the details soon.

Thanks,

Rick Fagan

Clayton Homes
4606 Clinton Hwy.
Knoxville, TN 37912
Ph: 865-688-6110
richard.fagan@claytonhomes.com

From: Michelle Portier <michelle.portier@knoxplanning.org>

Sent: Wednesday, December 1, 2021 2:08 PM

To: Fagan, Richard <Richard.Fagan@ClaytonHomes.com>

Subject: [EXTERNAL] Recommending postponement of plat for Bill and Brenda Johnson (Tecoy Quarry Ln plat)

External email: careful w/ links or attachments

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Comments due 9/17 Development Request

*distributed
9-7-21*

- DEVELOPMENT**
- Development Plan
 - Planned Development
 - Use on Review / Special Use
 - Hillside Protection COA

- SUBDIVISION**
- Concept Plan
 - Final Plat

- ZONING**
- Plan Amendment
 - SP OYP
 - Rezoning

*updated to meeting plat
CMH 10-19-21*

rick fagan

Applicant Name

CMH

Affiliation

9-1-21

Date Filed

Meeting Date (if applicable)

File Number(s)

~~9-E-21~~

~~12-SA-21-F~~

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

rick fagan

CMH

Name

Company

4606 clinton hwy

knoxville

tn

37912

Address

City

State

ZIP

865-382-6376

richard.fagan@claytonhomes.com

Phone

Email

CURRENT PROPERTY INFO

bill johnson

6521 tecoy quarry ln

Owner Name (if different)

Owner Address

Owner Phone

6521 Tecoy Lane, Knoxville

079JA01803

Property Address

Parcel ID

kub ✓

kub ✓

N

Sewer Provider

Water Provider

Septic (Y/N)

*we checked IUGIS
9/7/21*

STAFF USE ONLY

N of Tecoy Quarry Ln, NE of Beaver Ridge Rd

General Location

1.302 acre

Tract Size

City County

6

District

RA

Zoning District

SFR

Existing Land Use

Northwest City

Planning Sector

LDR

Sector Plan Land Use Classification

Urban Growth

Growth Policy Plan Designation

21/P sub 2/2/2021

DEVELOPMENT REQUEST

- Development Plan
- Use on Review / Special Use
- Hillside Protection COA
- Residential
- Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Division of the Bill and Brenda Johnson Property
Proposed Subdivision Name

Related Rezoning File Number
2

Unit / Phase Number Combine Parcels Divide Parcel
Total Number of Lots Created

7-12-A2-51

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change
Proposed Zoning

Pending Plat File Number

Plan Amendment Change
Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review
- Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
- Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (Final Plat)
- Use on Review / Special Use (Concept Plan)
- Traffic Impact Study
- COA Checklist (Hillside Protection)

Fee 1		Total
0201	200	\$ 300
0208	100	
Fee 3		
0207	10-19-21 paid	\$ 250.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

rick fagan
Please Print
10/19/21
9-1-21
Date

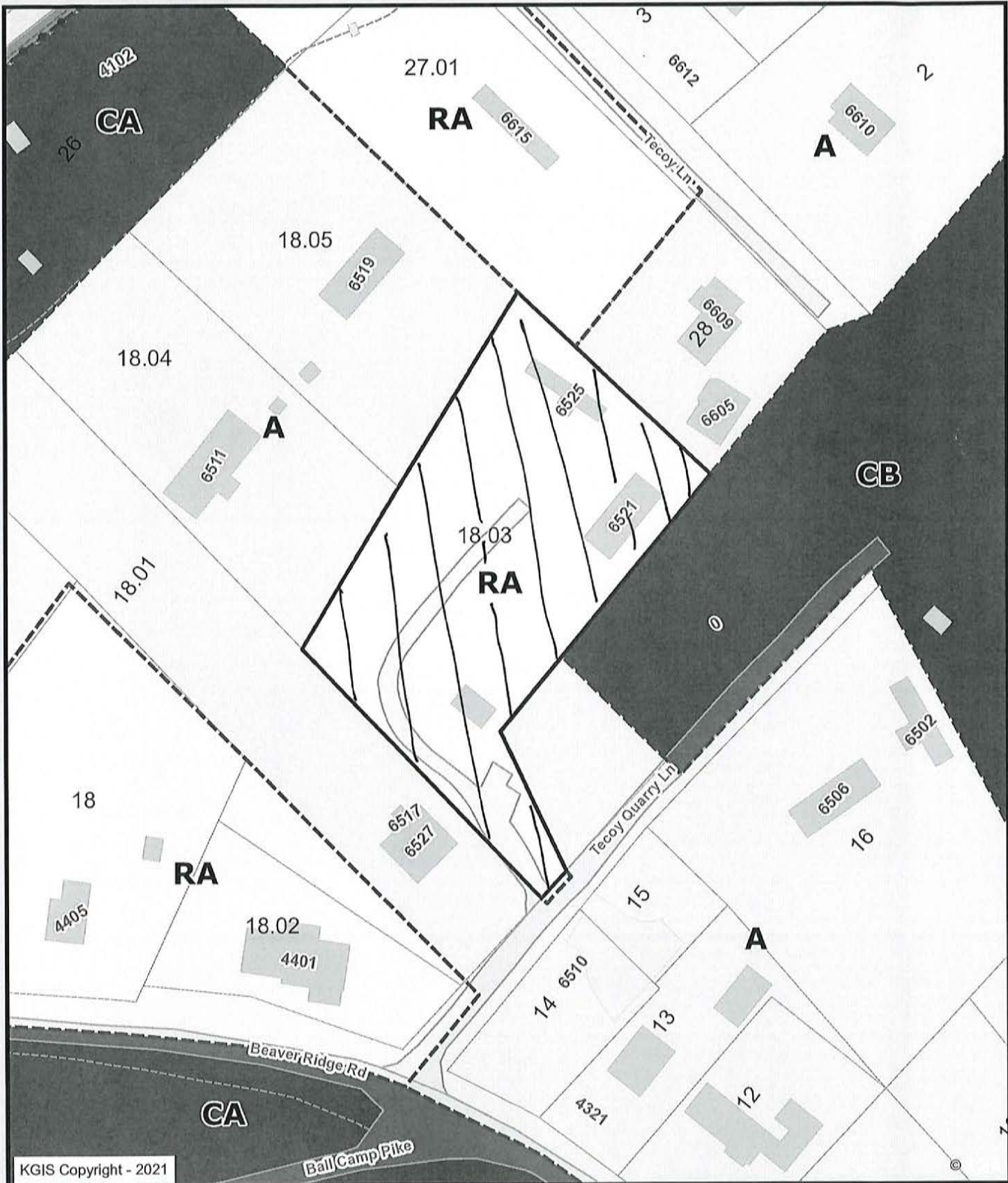
865-382-6376

richard.fagan@claytonhomes.com

Staff Signature

Email
Emilee Dills
Please Print
Date
10-19-21

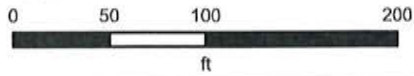
Emilee Dills



12-SA-21-F



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