

SUBDIVISION REPORT - FINAL PLAT

► **FILE #:** 7-SB-22-F

AGENDA ITEM #: 44

AGENDA DATE: 7/14/2022

► **SUBDIVISION:** FINAL PLAT OF WALKER SPRINGS CO. LOTS 2 & 3

► **APPLICANT/DEVELOPER:** DAVID FISER / WALKER SPRINGS COMPANY

OWNER(S): Walker Springs Company

TAX IDENTIFICATION: 9 L A 00119

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 Walker Springs Rd.

► **LOCATION:** Southwest side of Gallaher View Rd., east side of Walker Springs Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

► **APPROXIMATE ACREAGE:**

► **NUMBER OF LOTS:** 2

► **ZONING:** CA (General Business)

SURVEYOR/ENGINEER: David Harbin Batson, Himes, Norvell and Poe

► **VARIANCES REQUIRED:**

1. Reduction of the right-of-way dedication on Walker Springs Rd. from 56 ft to 51 ft from centerline.
2. Reduction of the right-of-way dedication on Gallaher View Road from 50 ft to 43 ft from centerline.

STAFF RECOMMENDATION:

► **Approve variances 1 & 2 to reduce the right-of-way dedication as specified because right-of-way dedication already occurred as part of a TDOT project several years ago.**

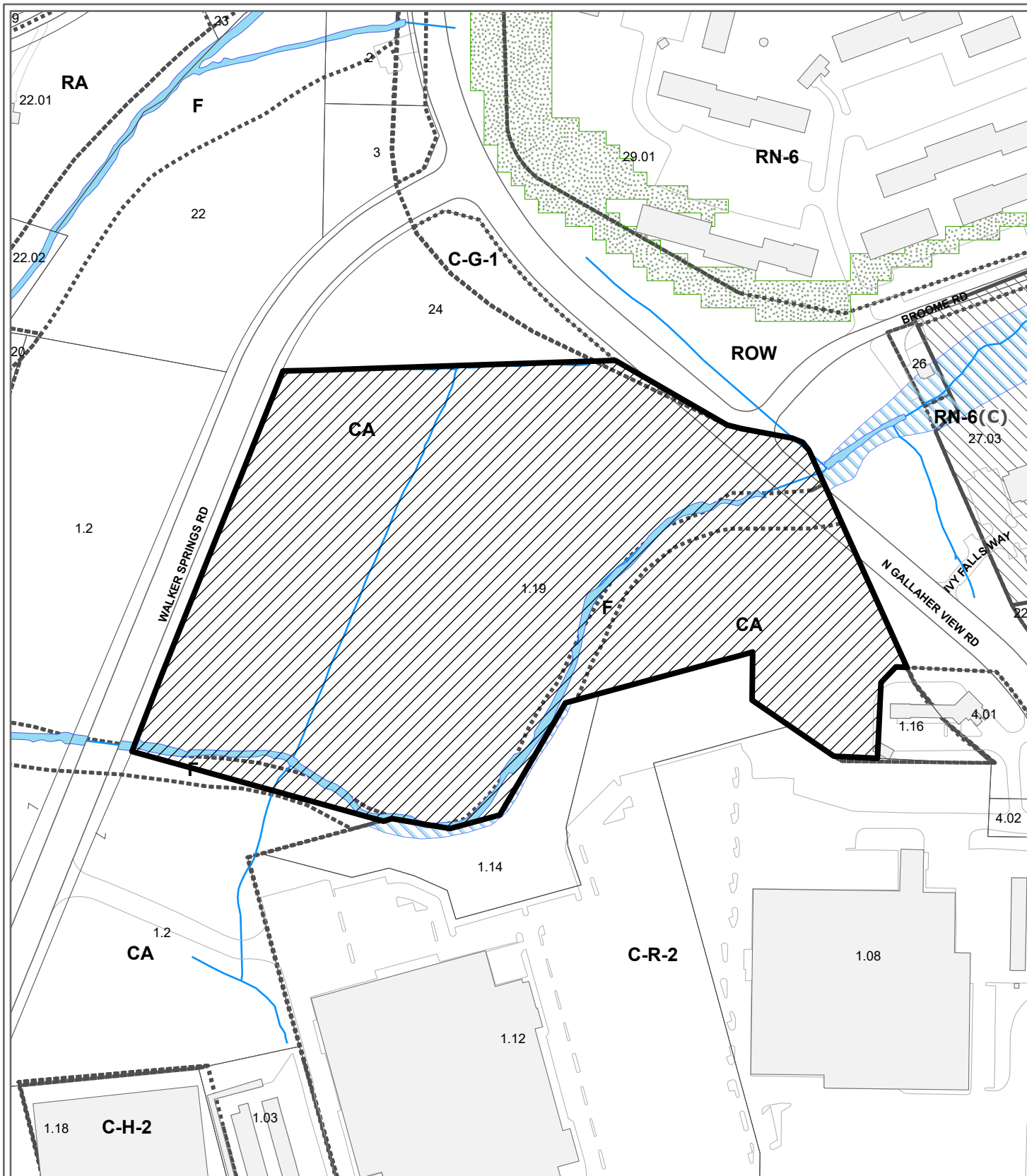
Approve the subdivision plat because the plat is otherwise in compliance with the subdivision regulations.

COMMENTS:

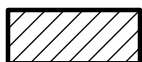
- 1) This purpose of this plat is to subdivide the parcel to create two lots out of one. The subdivision creates new lots to either side of Ten Mile Creek, which cuts through the property from the northeast to the southwest.
- 2) The applicant stated in the application that right-of-way (ROW) dedication has already occurred. Knox County Department of Engineering and Public Works confirmed this, but had no records of the transaction since it is a state route under the purview of the TN Department of Transportation (TDOT). TDOT did not respond to inquiries into when the transaction occurred. The dedication was not platted, however, so it does not show up in the KGIS mapping application.
- 3) Since ROW dedication has already occurred, and the Knox County Department of Engineering and Public Works confirmed this, staff supports the variance request.
- 4) At the time this application was submitted, right-of-way dedication was required when at least one additional lot was created by the plat and the right-of-way width did not meet the minimum required for either a local road (50 ft) or for the width specified for that particular road in the Major Road Plan if the road is classified as a

collector or arterial. Both N. Gallaher View Road and Walker Springs Road are classified as minor arterials. The Major Road Plan calls for a 110-ft right-of-way width for N. Gallaher View Road and a 112-ft pavement width for Walker Springs Road.

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.



**7-SB-22-F
FINAL SUBDIVISION PLAT**



Final Plat For: Final Plat for Walker Springs Co.

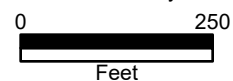
Original Print Date: 6/8/2022
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Fiser / Walker Springs
 Company, David

Map No: 9

Jurisdiction: County





Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☒ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

WALKER SPRINGS COMPANY / DAVIO FISER

Applicant Name

Affiliation

5.19.22

Date Filed

6.9.22

Meeting Date (if applicable)

File Number(s)

7-SB-22-F

CORRESPONDENCE

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

- ☐ Applicant ☐ Property Owner ☐ Option Holder ☒ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

DAVIO HARBIN

Name

BATSON Himes Norvell & Poe

Company

4334 Papermill Rd

Address

Knoxville

City

TN

State

37909

ZIP

865-588-6472

Phone

harbin@bhn-p.com

Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

132 SHERLOCK RD
Knoxville, TN 37934

Property Owner Address

865-693-0711

Property Owner Phone

0 Walker Springs Rd

Property Address

CLT map 119-L "A" Parcel 1.19

Parcel ID

KUB

Sewer Provider

KUB

Water Provider

NO

Septic (Y/N)

STAFF USE ONLY

Located along Walker Springs Rd and N Gallaher View Rd

General Location

18.6 acres

Tract Size

☐ City ☒ County

3
District

CA
Zoning District

Ag/for/vac
Existing Land Use

Northwest County

Planning Sector

CC

Sector Plan Land Use Classification

Urban Growth

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

- ☐ Combine Parcels ☒ Divide Parcel

2 Lots
Total Number of Lots Created

Related Rezoning File Number _____

☐ Other (specify) _____☒ Attachments / Additional Requirements

Variances

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

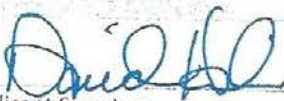
- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1		Total
207	\$250	
Fee 2		\$550
208	\$100	
Fee 3		
201	\$200	

Applicant Signature

DAVID HARBIN
Please Print5.19.22
Date865-588-6472
Phone Numberharbin@bhn-p.com
Email

Property Owner Signature

DAVID FISER
Please Print5.19.22
Date

5/25 ek

VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. REDUCTION OF the R-O-W DEDICATION ON Wauke Spring Rd
Justify request by indicating hardship: from 56' to 51' from Centerline.
R.O.W. for road improvements was

dedicated previously

2. REDUCTION OF the R-O-W DEDICATION ON Gallaher View Road
Justify request by indicating hardship: from 50' to 43' from centerline.

R.O.W. for road improvements was previously dedicated.

3. _____
Justify request by indicating hardship: _____

4. _____
Justify request by indicating hardship: _____

5. _____
Justify request by indicating hardship: _____

6. _____
Justify request by indicating hardship: _____

7. _____
Justify request by indicating hardship: _____

I certify that any and all requests needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.

Signature

5.19.2022

Date