



SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 11-SB-22-F **AGENDA ITEM #:** 37
AGENDA DATE: 11/10/2022

▶ **SUBDIVISION:** FINAL PLAT OF THE RESUBDIVISION OF THE BRANNIN & SUSAN TANAKA PROPERTY

▶ **APPLICANT/DEVELOPER:** ARTHUR CLAYTON

OWNER(S): Brannin & Susan Tanaka

TAX IDENTIFICATION: 159 09405 [View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 1462 Tarklin Valley Rd.

▶ **LOCATION:** South side of Tarklin Valley Rd, just north of the Knox County-Blount County line

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 1.81 acres

▶ **NUMBER OF LOTS:** 0

▶ **ZONING:** A (Agricultural)

SURVEYOR/ENGINEER: Eddy R. Garrett RLS #1544 Garrett and Associates

▶ **VARIANCES REQUIRED:** 1) Reduce the required pavement width to 16 ft overall with the Knox County Codes Administration and Enforcement Department approving narrower pavement widths at two creek crossings, the width of which is to be finalized during the permitting process.
 2) Increase the maximum slope requirement for the private right-of-way from 12% to 15%.

STAFF RECOMMENDATION:

▶ Approve the variance requests to reduce the minimum driving surface width to 16 ft at most locations with pinch points at a narrower width to be determined by the Knox County Department of Codes Administration and Enforcement, and to increase the maximum slope allowed from 12% to 15%, since the access drive is existing and the plat is otherwise in compliance with the Subdivision Regulations.

COMMENTS:

- 1) The purpose of this plat is to create a new lot on what had previously been platted as Lot 2.
- 2) A 40-ft wide joint permanent easement (JPE) across lots 1 and 2 was deeded in 2020 though a JPE was not a recognized means of access in the Subdivision Regulations at the time of the deed creation. The JPE was never reviewed by Knox County's Department of Engineering and Public Works, Codes Administration and Enforcement, or Planning since deeds do not go through the review process. Therefore, to add an additional property to the existing JPE, it needs to become a type of access that meets the Subdivision Regulation requirements (Section 3.03).
- 3) The property contains steep slopes. The existing driveway up to the newly proposed lot has slopes of 15% or less. A variance is required for a slope over 12%. The Knox County Department of Engineering and Public

Works supports this variance request, as 15% is the maximum slope allowed for a public road and is what is required for emergency vehicles.

4) The existing private drive crosses a creek in two places with culverts at both locations. The pavement surface over the culverts is approximately 13 ft wide. One of the culverts has a steep slope dropping off directly from the pavement surface, and this would be difficult for emergency vehicles to navigate. Knox County's Department of Codes Administration and Enforcement has requested the culvert with the steep drop-offs be improved for safety purposes, and they will work through this issue with the applicant during the permitting process to establish the required improvements. A variance is required to have a pavement surface less than 20 ft wide. Since the road onto which the private drive is accessed is itself only 17-ft wide, Planning supports this variance request since requiring a width of 20 feet would make the private drive wider than the public road, and because the applicant will be working directly with Knox County to finalize needed safety improvements.

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.