



TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schumde, Planning & Subdivision Specialist
DATE: August 7, 2024
RE: Agenda #21, 8-SA-24-F
Final Plat of Avery Manor Subdivision (Formerly known as Fretz Road Subdivision Unit 1, Palmera Point Subdivision, and Magnolia Estates Subdivision)

Recommendation

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by on 12/14/2023 as Planning Case 12-SD-23-C.

Comments

The applicant submitted a revised plat to change one of the new street names from Magnolia Estates Lane to Avery Manor Lane and to revise the subdivision name from “Final Plat of Magnolia Estates Subdivision” to “Final Plat of Avery Manor Subdivision” on 8/5/2024 after the revision deadline. The applicant submitted additional revisions to the final plat that included modifications to the drainage easements widths on 8/6/2024 after the final plat corrections deadline.

Planning staff has allowed the plat to remain on the agenda in accordance with Section 2.10.C.6, which states the nine-day final plat correction deadline may be waived with just cause. In this case, the remaining revisions were not related to the subdivision or lot layout and would prevent the need for a corrected plat of the subdivision to be submitted in the future. Additionally, revisions to the final plat were submitted in time to be included in the Planning Commission documentation.

Associated Case and Decision

12-SD-23-C: Approved by the Planning Commission (12/14/2023)
12-D-23-DP: Approved by the Planning Commission (12/14/2023)