



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - FINAL**

▶ **FILE #:** 5-SA-14-F

AGENDA ITEM #: 12

AGENDA DATE: 5/8/2014

▶ **SUBDIVISION:** JOHNSTONE PROPERTY

▶ **APPLICANT/DEVELOPER:** MILLER LAND SURVEYING, LLC

OWNER(S): Terry Mackerer

TAX IDENTIFICATION: 165 005

JURISDICTION: County Commission District 4

STREET ADDRESS:

▶ **LOCATION:** **South side of Keller Bend Road, on the east side of Allee De Papillon a private JPE**

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 1.64 acres

▶ **NUMBER OF LOTS:** 1

▶ **ZONING:** **A (Agricultural)**

SURVEYOR/ENGINEER: Miller Land Surveying

▶ **VARIANCES REQUIRED:**

1. To reduce all requirements of The Minimum Subdivision Regulations section 64-24 for the JPE to existing conditions.
2. To reduce the requirement of The Minimum Subdivision Regulations section 62-84 to eliminate a radius where the JPE and the public right of way intersect.

STAFF RECOMMENDATION:

▶ **Deny Variances 1-2
DENY Final Plat**

COMMENTS:

The easement was established in 1988 and approved with a variance to add one lot to the JPE as it existed then. Knox County Engineering and Public Works is not supporting the variance for lack of a sufficient hardship.

MPC staff received revised copies of this plat on corrections deadline. All corrections requested by staff were addressed. The applicant is requesting a variance "To reduce all requirements of the Minimum Subdivision Regulations section 64-24 to existing conditions" for the existing Joint Permanent Easement.

MPC'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.