



## Legislation Text

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**File #:** 16-0162, **Version:** 1

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### Final Plat-Isaac Graham Subdivision

**SUMMARY:** The plat shows a proposed small three lot subdivision at the intersection of South Drive and Northside Drive consisting of approximately 1.53 acres. There are existing utilities (water and sewer) along South Drive that provide services to two of the three lots (Lots 2 & 3). As well as an existing road that provides access to two of the three lots (Lots 2 & 3). Lot one is not fronting the ROW of South Drive due to the five foot "Reserve Strip" along that portion of South Drive. The "Reserve Strip" was approved by the Crossville Regional Planning Commission at a Special Called meeting on April 24<sup>th</sup>, 2007. (Minutes from that meeting are attached). As a reminder to the Planning Commission, the Subdivision Regulations state:

"Reserve strips controlling access to streets are not permitted, except where the control of such strips is definitely placed with the community under conditions approved by the Planning Commission."

Since control of the "Reserve Strip" is under community control, meaning the property owner's association of the development, the developer of the Isaac Graham subdivision is requesting a variance to allow access for ingress/egress and utilities to be provided by an easement for Lot 1 rather than from the public access required in the Subdivision Regulations. The developers of the Isaac Graham subdivision believe that the allowance of the five foot reserve strip, has placed a hardship on their development.

**STAFF RECOMMENDATION:** Staff recommends approval of the variance request due to existence of the "Reserve Strip".

**NECESSARY PLANNING COMMISSION ACTION:** Approve or Deny Plat with variance request.