

STAFF REPORT

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

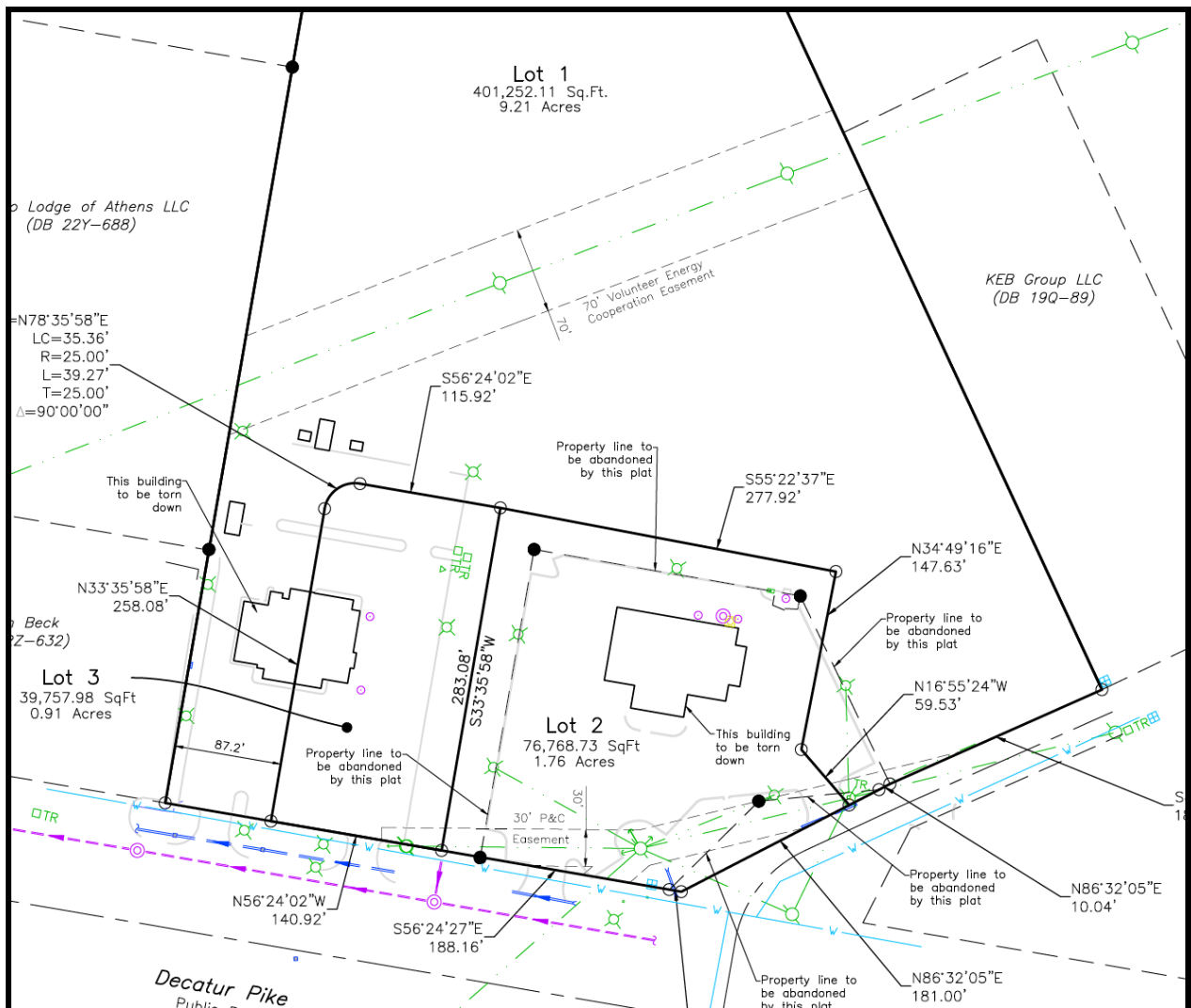
March 6, 2023

12:00 P.M.

CONFERENCE ROOM

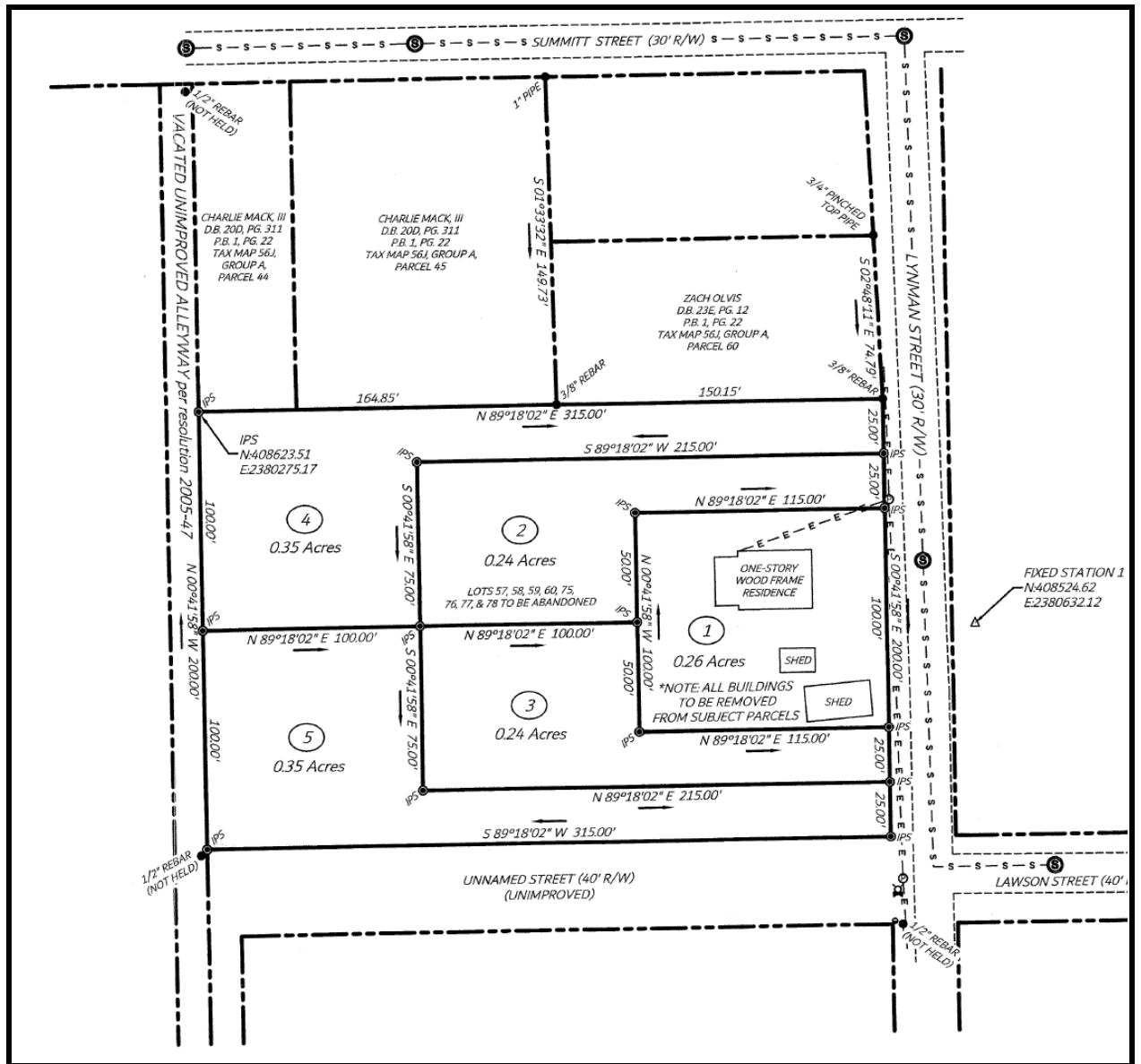
NEW BUSINESS

1. **Final Plat approval request** for The Shoppes on Decatur Pike on property shown as Tax Map 046 Parcels 238.00 and 239.00 on the Tennessee Real Estate Property Assessment Data Website. The subdivision is located off Decatur Pike, B-3 Intensive Business District and contains two (2) lots and one (1) nine (9) acre tract.



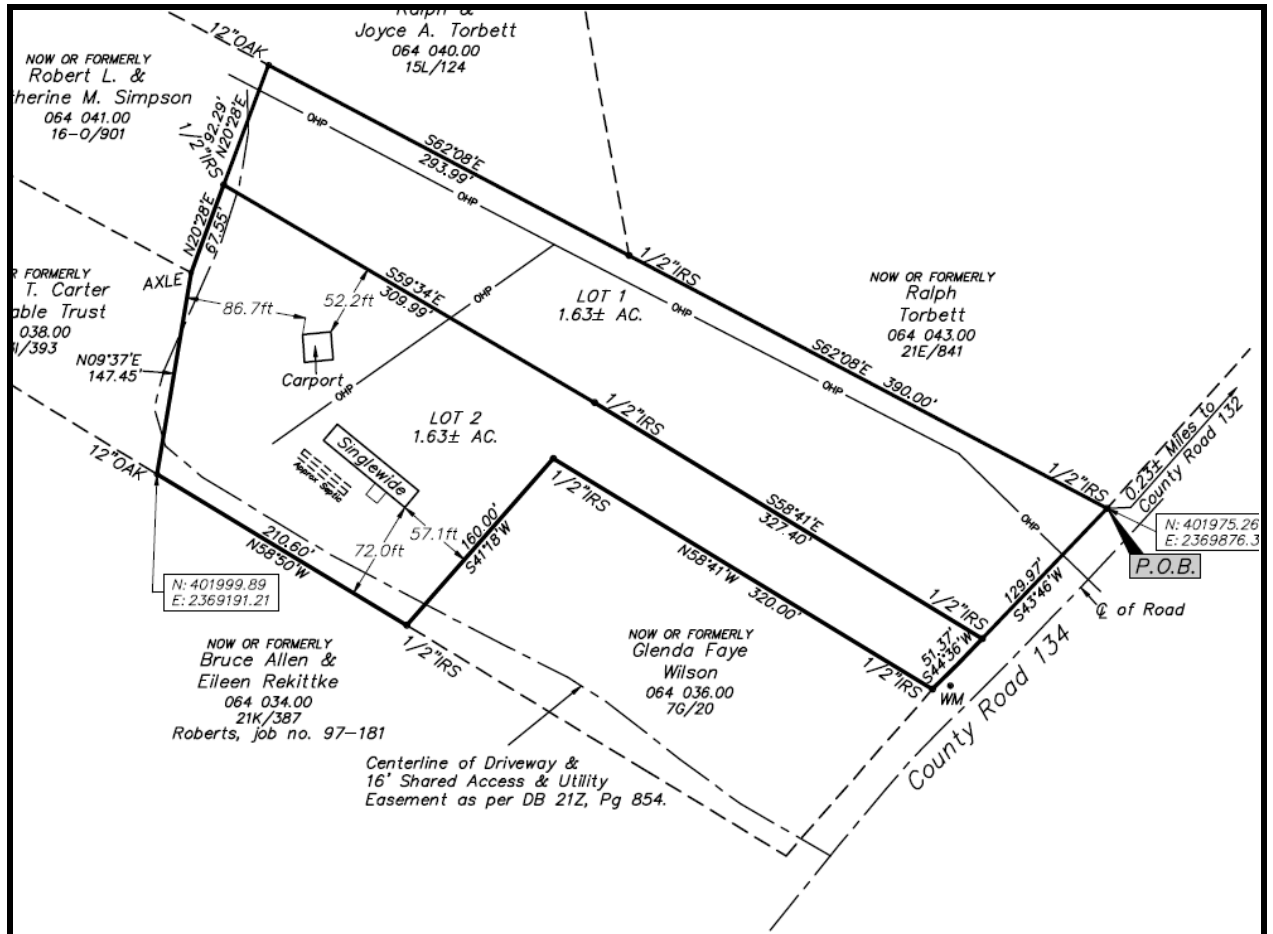
The plat has been reviewed by Staff and AUB. **Staff recommends approval if all comments have been addressed and all signature blocks have been completed.**

2. **Final Plat approval request** for Donnie Morgan on property shown as Tax Map 056J Group A Parcels 062.00 on the Tennessee Real Estate Property Assessment Data Website. The 1.99-acre plat is creating five (5) lots and is located on Rocky Mount Road, Lynman Street, zoned R-2 Medium Density Residential.



The plat has been reviewed by Staff and AUB. **Staff recommends approval if all comments have been addressed and all signature blocks have been completed.**

3. **Subdivision Regulations Section 83.a Length to Width variance request** for Glenda Faye Wilson on property shown as Tax Map 064 Parcel 037.00 on the Tennessee Real Estate Property Assessment Data Website. The 3.25-acre Growth boundary subdivision is located off County Road 134 and contains 2 lots.



The landowner is requesting a variance on Lot 1 that has the dimensions of 129.97 feet wide by 683.99 length. They are requesting it to allow equal land to be given to heirs of the property. This request would allow 5.26 times the width instead of the 3-to-1 ration allowed by the adopted subdivision regulations. The subdivision regulations state the following concerning variances of the regulations:

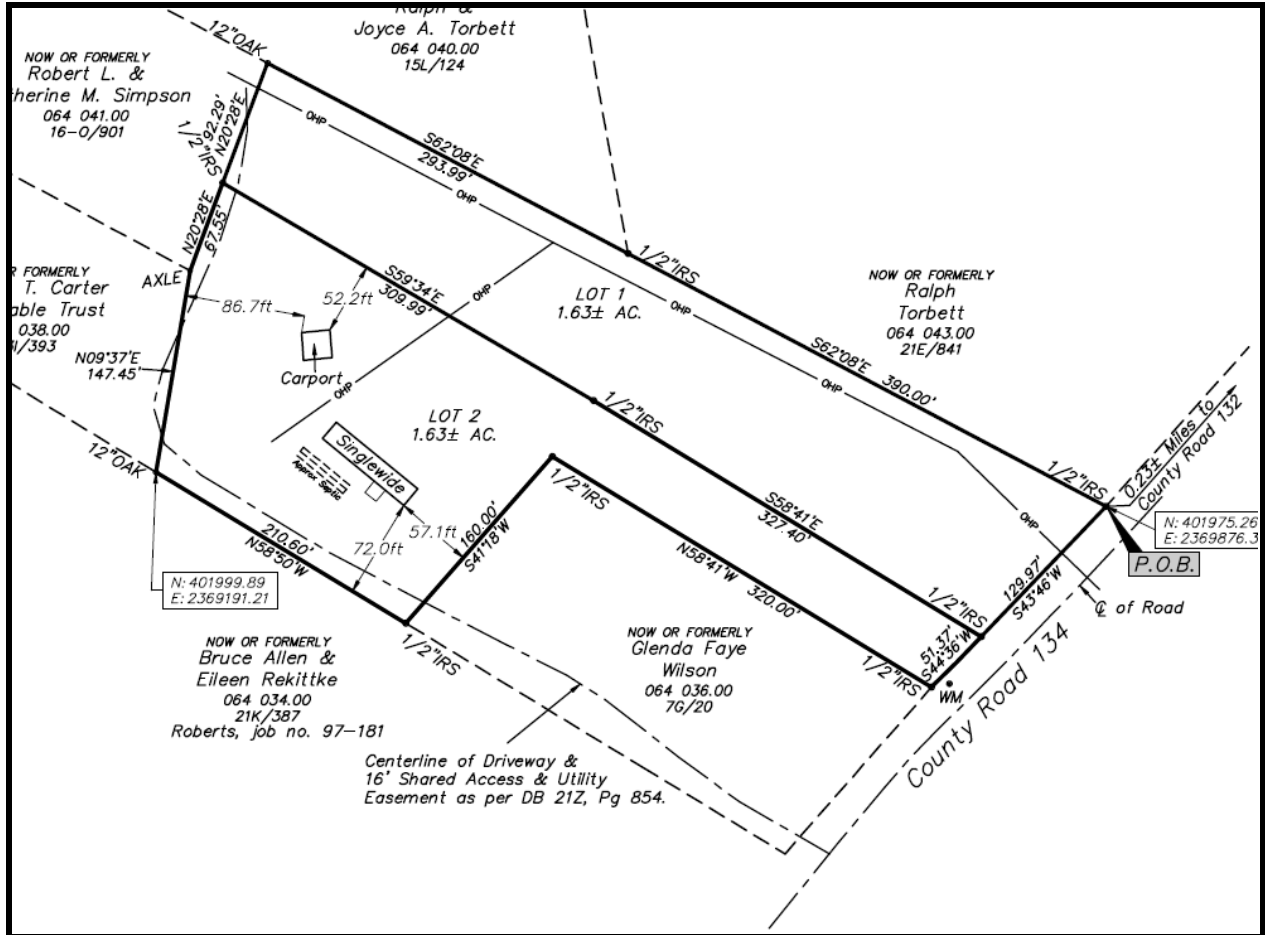
Section 171. Variances. Variances may be granted where the Planning Commission decides that there are topographical or other conditions peculiar to the site, and a departure from these regulations will not destroy their intent. Any variance thus authorized shall be stated in writing in the minutes of the Planning Commission with the justification for the departure being specifically set forth in writing.

GIS Topo of Parcel



There are no topographic issues with site or other known conditions peculiar to the site that Staff can determine or has been declared by the landowner or surveyor that would justify granting the variance to the adopted Subdivision Regulations. **Based on the above information, Staff recommends denial of the variance.**

4. **Final Plat approval request** for Glenda Faye Wilson on property shown as Tax Map 064 Parcel 037.00 on the Tennessee Real Estate Property Assessment Data Website. The 3.25-acre Growth boundary subdivision is located off County Road 134 and contains 2 lots.



The plat has been reviewed by Staff and AUB. The plat will require approval of the length to width variance before the plat can be approved in this configuration.

Staff recommends denial if the variance under agenda item three (3) above is denied.

Staff recommends approval if the variance under agenda item three (3) above is approved.