

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## FINAL PLAT

**File Number:** 1-SN-05-F                      **Related File Number:**  
**Application Filed:** 12/20/2004              **Date of Revision:**  
**Applicant:** MOLLENHOUR INVESTMENT GROUP  
**Owner:** MOLLENHOUR INVESTMENT GROUP

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
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### PROPERTY INFORMATION

**General Location:** South side of Burnside St., west side of Ohio Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 I Q 007                      **Jurisdiction:** City  
**Size of Tract:** 6970 square feet  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:**                                              **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Inside City Limits  
**Neighborhood Context:**

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1A (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Rosedale Land & Improvement, Resub. Of Lots 287 & 288  
Surveyor: Dawson  
No. of Lots Proposed: 1 No. of Lots Approved: 1  
Variances Requested: 1. To reduce the required corner radius at Burnside St. and Ohio Ave. from 25' to 0'.  
2. To reduce the required right-of-way of Ohio Ave. from 25' from centerline to 20' from centerline.  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Emily Dills  
Staff Recomm. (Abbr.): Approve Variances 1-2  
APPROVE Final Plat  
Staff Recomm. (Full):  
Comments:  
MPC Action: Approved MPC Meeting Date: 2/10/2005  
Details of MPC action:  
Summary of MPC action: Approve Variances 1-2  
APPROVE Final Plat  
Date of MPC Approval: 2/10/2005 Date of Denial: Postponements: 1/13/2005  
Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:  
Date of Legislative Action: Date of Legislative Action, Second Reading:  
Ordinance Number: Other Ordinance Number References:  
Disposition of Case: Disposition of Case, Second Reading:  
If "Other": If "Other":  
Amendments: Amendments:  
Date of Legislative Appeal: Effective Date of Ordinance: