

**CASE SUMMARY**  
**APPLICATION TYPE: SUBDIVISION**  
**FINAL PLAT**

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  
865 • 215 • 2500  
F A X • 215 • 2068  
w w w • k n o x m p c • o r g

**File Number:** 10-SA-08-F                      **Related File Number:**  
**Application Filed:** 8/15/2008              **Date of Revision:**  
**Applicant:** MICHAEL BRADY, INC.

**PROPERTY INFORMATION**

**General Location:** Intersection of W. 5th Avenue and N. Broadway  
**Other Parcel Info.:**  
**Tax ID Number:** 94 E N 016                      **Jurisdiction:** City  
**Size of Tract:** 27811 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:** Urban Growth Area (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:** C-2 (Central Business District) & H-1 (Historical Overlay)  
**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:** Maxwells Addition Resubdivision of Lots 20-22

**No. of Lots Proposed:** 1                      **No. of Lots Approved:** 1

**Variances Requested:**  
1. To reduce the required intersection radius at Queens Street and W. Fifth Avenue from 75' to 0'.  
2. To reduce the required intersection radius at N. Broadway and W. Fifth Avenue from 75' to 0'.  
3. To reduce the required utility and drainage easement along the exterior property lines under existing and proposed buildings from 10' to 0'.  
4. To reduce the required right of way of Queens Street from 25' to 12' from the centerline to the property line.  
5. To reduce the required right of way of W. Fifth Avenue from 35' to 24' from the centerline to the property line.

**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 1-5  
APPROVE Final Plat

**Staff Recomm. (Full):**

**Comments:**

**MPC Action:** Approved

**MPC Meeting Date:** 10/9/2008

**Details of MPC action:**

**Summary of MPC action:** Approve Variances 1-5  
APPROVE Final Plat

**Date of MPC Approval:** 10/9/2008

**Date of Denial:**

**Postponements:**

**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:**