

**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  
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www.knoxmpc.org

**File Number:** 12-SA-15-F                      **Related File Number:**  
**Application Filed:** 10/1/2015              **Date of Revision:**  
**Applicant:** MICHAEL BRADY INC.

**PROPERTY INFORMATION**

**General Location:** North side of Beaver Ridge Road, east of Windcrest Road  
**Other Parcel Info.:**  
**Tax ID Number:** 79 036-037                      **Jurisdiction:** County  
**Size of Tract:** 10.91 acres  
**Accessibility:**

**GENERAL LAND USE INFORMATION**

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Outside 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:** A (Agricultural)  
**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: The Herrell Property  
No. of Lots Proposed: 2 No. of Lots Approved: 2  
Variances Requested: 1. To reduce the required utility and drainage easement under the existing shed on Lot 1 from 10' to 4.2'.  
2. To reduce the required utility and drainage easement under the existing wall on Lot 1 from 10' to 0'.  
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:  
Action: Approved Meeting Date: 12/10/2015  
Details of Action:  
Summary of Action: Approve Variances 1-2  
APPROVE Final Plat  
Date of Approval: 12/10/2015 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Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?: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: