

**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  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**File Number:** 2-SP-15-F                      **Related File Number:**  
**Application Filed:** 12/29/2014              **Date of Revision:**  
**Applicant:** REGAS PROPERTIES, LLC

**PROPERTY INFORMATION**

**General Location:** Site bounded by Magnolia Avenue, Gay Street, Depot Avenue, and Williams Street  
**Other Parcel Info.:**  
**Tax ID Number:** 94 E F 001                      **Jurisdiction:** City  
**Size of Tract:** 2.1 acres  
**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), C-3, & D-1  
**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:** Regas Square

**No. of Lots Proposed:** 2                      **No. of Lots Approved:** 2

**VariANCES Requested:** 1. To reduce the required utility and drainage easements along all lot lines from 10' or 5' as required to 0'.  
2. To reduce the required right of way width on Magnolia Avenue from from 44' to 31' from the centerline to the property line.  
3. To reduce the required right of way width on Gay Street from 35' to 32' from the centerline to the property line.  
4. To reduce the required right of way width on Williams Street from 25' to 24' from the centerline to the property line.  
5. To reduce the required intersection radius at the intersection of Gay Street and Magnolia Avenue from 75' to 0'.  
6. To reduce the required intersection radius at the intersection of Gay Street and W. Depot Street from 75' to 0'.  
7. To reduce the required intersection radius at the intersection of W. Depot Street and Williams Street from 75' 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 1-7  
APPROVE Final Plat

**Staff Recomm. (Full):**

**Comments:**

**Action:** Approved

**Meeting Date:** 2/12/2015

**Details of Action:**

**Summary of Action:** Approve Variances 1-7  
APPROVE Final Plat

**Date of Approval:** 2/12/2015

**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:**