

**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:** 3-SB-13-F                      **Related File Number:**  
**Application Filed:** 1/16/2013              **Date of Revision:**  
**Applicant:** LYNCH SURVEYS LLC

**PROPERTY INFORMATION**

**General Location:** Bounded by State Street, S. Central Street, Clinch Avenue, and Union Avenue  
**Other Parcel Info.:**  
**Tax ID Number:** 95 1 G 002                      **Jurisdiction:** City  
**Size of Tract:** 2.329 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) & 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:** State Street Garage

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

- Variations Requested:**
1. To reduce the required utility and drainage easement along all lot lines from 10' to 0'.
  2. To reduce the required right of way width on S. Central Street from 35' to 20' from the centerline to the property line.
  3. To reduce the required right of way width on Clinch Avenue from 25' to 18' from the centerline to the property line.
  4. To reduce the required right of way width on Union Avenue from 25' to 20' from the centerline to the property line.
  5. To reduce the required intersection radius at State Street and Union Avenue from 75' to 17'
  6. To reduce the required intersection radius at S. Central Street and Union Avenue from 75' to 17'
  7. To reduce the required intersection radius at S. Central Street and Clinch Avenue from 75' to 5'
  8. To reduce the required intersection radius at State Street and Clinch Avenue 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 1-8  
APPROVE Final Plat

**Staff Recomm. (Full):**

**Comments:**

**Action:** Approved

**Meeting Date:** 3/14/2013

**Details of Action:**

**Summary of Action:**

**Date of Approval:** 3/14/2013

**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:**