

**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-SF-18-F **Related File Number:**  
**Application Filed:** 1/29/2018 **Date of Revision:**  
**Applicant:** ROB S & ME, INC. SANDERS

**PROPERTY INFORMATION**

**General Location:** At the intersection of Washington Avenue and Mitchell Street  
**Other Parcel Info.:**  
**Tax ID Number:** 82 P F 003.01 & 003.02 **Jurisdiction:** City  
**Size of Tract:** 0.98 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-3 (General Commercial)  
**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:** Edgewood Land and Improvement Company Resubdivision  
**No. of Lots Proposed:** 3 **No. of Lots Approved:** 3  
**Variances Requested:** 1. To reduce the required utility and drainage easement under the existing structure along Washington Avenue from 10' to distances shown.  
2. To reduce the required intersection radius at Washington Avenue and Mitchell Street from 75' to 0' as shown on plat.  
3. To reduce the required utility and drainage easement along the eastern lot line on Lot 17 under the existing building from 5' to 4.32'.  
4. To reduce the required utility and drainage easement along the western lot line on Lot 19R under the existing building from 5' 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 1-4  
APPROVE Final Plat  
**Staff Recomm. (Full):**  
**Comments:**  
**Action:** Approved **Meeting Date:** 3/8/2018  
**Details of Action:**  
**Summary of Action:** Approve Variances 1-4  
APPROVE Final Plat  
**Date of Approval:** 3/8/2018 **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:**