# **Existing Land Use:**

**GENERAL LAND USE INFORMATION** 

Surrounding L	and Use:
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**PROPERTY INFORMATION** 

**Proposed Use:** 

**General Location:** 

**Other Parcel Info.:** Tax ID Number:

Size of Tract:

Accessibility:

Sector Plan:

**Growth Policy Plan:** 

**Neighborhood Context:** 

# ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

**Current Zoning:** 

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

# CASE SUMMARY

# APPLICATION TYPE: SUBDIVISION

**FINAL PLAT** 

File Number:	3-SK-03-F	Related File Number:
Application Filed:	2/24/2003	Date of Revision:
Applicant:	BILL ROGERS BUICK	
Owner:	BILL ROGERS BUICK	

121 A A 004

10.113 acre



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Jurisdiction:

City

Density:

Southeast side of Papermill Dr, southwest of N. Weisgarber Rd.

Sector Plan Designation:

C-4 (Highway and Arterial Commercial)/F-1 (Floodway)

West City

Urban Growth Area (Inside City Limits)

#### SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Keener Heights, Resub of Lot 41A-R		
Surveyor:	Garron		
No. of Lots Proposed:	2	No. of Lots Approved:	2
Variances Requested:	None		
S/D Name Change:			

### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC	ACTION AND DISPOSITIC	DN
Planner In Charge:	Tom Brechko		
Staff Recomm. (Abbr.):	APPROVE FINAL PLAT as presented with the revision date of March 4, 2003.		
Staff Recomm. (Full):			
Comments:	The applicant is proposing the subdivision of a 10 acre parcel into two lots with the smaller lot being 1.34 acres. The eastern property line of the smaller parcel crosses an existing building. The property is located in the C-4 (Highway and Arterial Commercial) Zoning District which requires a 12' side yard setback (see Exhibit A). Staff cannot approve the plat for recording until the building is removed, allowing the new lots to be in conformance with the zoning regulations.		
	certification and rec to this point (as des		ted that the metal building has been removed A representative of the applicant will be
	Section 64-22 of the Minimum Subdivision Regulations states that "Lot area, width, depth, and minimum building setback line for residential or nonresidential use shall meet the minimum standards required by the Knox County Zoning Resolution or the City of Knoxville Zoning Ordinance." Recording of this plat without the removal of the building as designated on the plat would be in violation of the Minimum Subdivision Regulations. Staff recommends DENIAL of the FINAL PLAT if the statement is removed.		
MPC Action:	Approved as Modifie	ed	MPC Meeting Date: 3/13/2003
Details of MPC action:			
Summary of MPC action:	Approve Staff recommendation changing the note on the Plat to read "This building shall be removed." deleting "before MPC certification and recording."		
Date of MPC Approval:	3/13/2003	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: