CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number: 4-SE-13-F Related File Number:

Application Filed: 2/25/2013 Date of Revision:

Applicant: R. LANE & IRENE EASTERLY



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PROPERTY INFORMATION

General Location: At the intersection of Merchant Dr and Wilkerson Rd.

Other Parcel Info.:

Tax ID Number: 80 H C 032 Jurisdiction: City

Size of Tract: 2.42 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: Northwest 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: O-1 (Office, Medical, and Related Services) & A-1

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

4/25/2013 04:41 PM Page 1 of 2

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: R. Lane & Irene Easterly Property

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

Variances Requested:

1. To reduce the required right of way of Wilkerson Road from 30' to 21.71 from the centerline to the

property line as shown on plat.

2. To reduce the required right of way of Merchant Drive from 44' to 30' from the centerline to the

property line as shown on plat.

3. To reduce the required intersection radius at Merchant Drive and Wilkerson Road from 25' to 0'.

4. To reduce the required intersection radius at Merchant Drive and Debonair Drive from 75' to 16.50'

as shown on plat.

5. To reduce the required utility and drainage easement on Lot 2 under the existing shed from 10' to 0'

as shown on plat.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Emily Dills

Staff Recomm. (Abbr.): Deny Variances 1-4

Approve Variance 5 DENY Final Plat

Staff Recomm. (Full):

Comments: MPC staff received the revised copies of this plat on corrections deadline. The applicant had

requested five variances from the Subdivision Regulations on the application. Four of the variances were in regards to right of way widths and the intersection radius shown on the plat. The City of Knoxville's Engineering Department did not support these requested variances. MPC staff spoke with the applicant prior to corrections deadline to make sure he understood they were not supported variances by City Engineering. He expressed his intent to continue with the plat as submitted. MPC

staff cannot recommend approval without the support of City Engineering.

Action: Approved Meeting Date: 4/11/2013

Details of Action:

Summary of Action: Approve Variances 1- 5 and approve final plat

Date of Approval: 4/11/2013 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

4/25/2013 04:41 PM Page 2 of 2