

**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  
400 Main Street  
Knoxville, Tennessee 37902  
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FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 4-SH-09-F                      **Related File Number:**  
**Application Filed:** 2/23/2009              **Date of Revision:**  
**Applicant:** MICHAEL BRADY, INC.

**PROPERTY INFORMATION**

**General Location:** North side of Kingston Pike, west of Bridgewater Road  
**Other Parcel Info.:**  
**Tax ID Number:** 119 L B 003-004                      **Jurisdiction:** City  
**Size of Tract:** 7 acres  
**Accessibility:**

**GENERAL LAND USE INFORMATION**

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** West 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-4 (Highway and Arterial 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:** Ted Russell Nissan Property

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

**Variances Requested:** 1. To reduce the intersection radius at Kingston Pike and Bridgewater Road from 75' to 25'.  
2. To reduce the utility and drainage easement along the common lot line of Lots 1 & 2 from 5' to 0'.  
3. To reduce the required right of way of Kingston Pike along subject property from 50' to 40' from the centerline to the property line.

**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 1-3  
APPROVE Final Plat

**Staff Recomm. (Full):**

**Comments:**

**MPC Action:** Approved

**MPC Meeting Date:** 4/9/2009

**Details of MPC action:**

**Summary of MPC action:** Approve Variances 1-3  
APPROVE Final Plat

**Date of MPC Approval:** 4/9/2009

**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:**