

**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  
865 • 215 • 2500  
F A X • 215 • 2068  
w w w • k n o x m p c • o r g

**File Number:** 5-SJ-07-F                      **Related File Number:**  
**Application Filed:** 4/2/2007              **Date of Revision:**  
**Applicant:** TRICIA STUTH

**PROPERTY INFORMATION**

**General Location:** North side Gill Ave, east side of Stewart St.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 M R 017                      **Jurisdiction:** City  
**Size of Tract:** 10845 square feet  
**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:** R-3 (High Density Residential) & H-1 (Historical Overlay)  
**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:** R. M. Bearden Addition to Knoxville, Resub. Of Lot K & p/o Lot L

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

**Variances Requested:** 1. To reduce the required right of way of Stewart Street from 25' to 20' from the centerline line to the property line.  
2. To reduce the required right of way of Gill Avenue from 25' to 20' from the centerline to the property line.  
3. To leave the remaining portion of Lot 23 without the benefit of a survey.  
4. To reduce the corner radius at Stewart Street and Gill Avenue from 25' 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:**

**MPC Action:** Approved

**MPC Meeting Date:** 5/10/2007

**Details of MPC action:**

**Summary of MPC action:**

**Date of MPC Approval:** 5/10/2007

**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:**