

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number: 6-SG-18-F **Related File Number:**

Application Filed: 4/30/2018 **Date of Revision:**

Applicant: PROFESSIONAL LAND SYSTEMS

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

PROPERTY INFORMATION

General Location: At the intersection of Merchant Drive and Tillery Road

Other Parcel Info.:

Tax ID Number: 68 N H 001 & 022 **Jurisdiction:** City

Size of Tract: 1.06 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) & R-1

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:** Sparks Family LLC**No. of Lots Proposed:** 3 **No. of Lots Approved:** 3

Variances Requested:

1. To reduce the required right of way of a portion of Tillery Road along Lot 2 from 25' to 20' from the centerline to the property line as shown on plat.
2. To reduce the required utility and drainage easement on Lot 1 under the existing building from 5' to 2.5' as shown on plat.
3. To reduce the required right of way of Merchant Drive from 44' to 36' from the centerline to the property line as shown on plat.
4. To reduce the intersection radius at Merchant Drive and Tillery Road from 75' to 25' 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.):** Approve Variances 1-4
APPROVE Final Plat**Staff Recomm. (Full):****Comments:****Action:** Approved**Meeting Date:** 6/14/2018**Details of Action:****Summary of Action:** Approve Variances 1-4
APPROVE Final Plat**Date of Approval:** 6/14/2018**Date of Denial:****Postponements:****Date of Withdrawal:****Withdrawn prior to publication?:** ☐ **Action Appealed?:****LEGISLATIVE ACTION AND DISPOSITION****Legislative Body:****Date of Legislative Action:****Date of Legislative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:**