	CASE APPLICATIO			
	F	FINAL PLAT	Planning	
File Number:	7-SD-22-F	Related File Number:	KNOXVILLE I KNOX COUNTY	
Application Filed:	6/6/2022	Date of Revision:		
Applicant:	MARTIN FIGURA / I	FIGURA LAND SURVEYING		
PROPERTY INF	ORMATION			
General Location:	North side of	f Lake Avenue, bounded by Montca	stle Street and Nineteenth Street	
Other Parcel Info.:				
Tax ID Number:	108 C H 01	I, 012, 013, & 014	Jurisdiction: City	
Size of Tract:	29414 squa	re feet		
Accessibility:				
GENERAL LAN	D USE INFORMA	TION		
Existing Land Use	:			
Surrounding Land	Use:			
Proposed Use:			Density:	
Sector Plan:	Central City	Sector Plan Designation	on:	
Growth Policy Plar	N/A (within	City limits)		
Neighborhood Cor	ntext:			
ADDRESS/RIGI	HT-OF-WAY INFO	RMATION (where applicable	e)	
Street:	1905 1909,	1905 1909, 1911, & 1915		
Location:				
Proposed Street N	ame:			
Department-Utility	Report:			
Reason:				
ZONING INFOR	MATION (where	applicable)		
Current Zoning:	CU-1 (Cuml	perland Avenue)		
Former Zoning:				
Requested Zoning	:			
Previous Requests				
Extension of Zone	:			
History of Zoning:				
PLAN INFORM	ATION (where ap	olicable)		
Current Plan Categ	jory:			

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Resubdivision of White's Park Place Addition, Lots 30, 31, and part of 32			
No. of Lots Proposed:	1 No. of Lots Approved: 1			
Variances Requested:	1) Reduce the utility and drainage easement under the proposed wall/structure from 10 ft to 0 ft along Lake Avenue.			
	 Reduce the utility and drainage easement under the proposed wall/structure from 10 ft to 0 ft along Mountcastle Street. 			
	3) Reduce the utility and drainage easement under the proposed building from 10 ft to 5 ft along the alley.			
	4) Reduce the utility and drainage easement under the proposed building along lot line "L5" from 5 ft to 4.3 ft.			
	5) Reduce the utility and drainage easement under the proposed building along lot line "L7" from 5 ft to 4.3 ft.			
S/D Nama Changes				

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	PLANNING CO	MMISSION ACTION AND DIS	POSITION	
Planner In Charge:	Michelle Portier			
Staff Recomm. (Abbr.):	Approve the variance to reduce the utility and drainage easements as described because the Subdivision Regulations allow some flexibility regarding U&D easements and the utility has no issues with the elimination of the U&D easements as described.			
	Approve the subdivi	sion plat because it is in compliance with	the subdivision regula	ations.
Staff Recomm. (Full):				
Comments:	quality easements, a 2) Variances are ner of Knoxville's Engine for existing structure retained along lot lin Planning Commissio 3) The property is zo Lake Avenue and M minimum interior sic the lot line, but if it's 4) The Subdivision F easements and allow buildings are propos 5) The existing build new building constru- easements would be than the U&D easem access to the buildir Regulations regardin 6) KUB has no issue 7) Since the Subdivi	his plat is to combine four existing parcels and abandon existing utility and drainage eded to reduce or eliminate the U&D eas earing Department can issue waivers for es, which is not the case with the propose es unless described otherwise in the var on. oned CU-1, which requires a minimum fro ountcastle Street frontages), a 5' rear se le setback along the eastern lot line. This not, then a minimum 5-ft setback would Regulations recognize when zones have w a reduction or elimination in U&D ease sed within the U&D easement areas but n lings and other structures would be remo ucted. See Exhibit A for the location of the e waived if approved. The proposed build nent, but other structures, such as sidewing and foster connectivity. Staff finds this ng possible U&D reductions. es with allowing the reduction of the U&D sion Regulations allow some flexibility re he elimination of the U&D easements as	(U&D) easements. ements for proposed s utility and drainage ea ed plat. The U&D ease iance request and app ont setback of 5 feet (a tback along the alley, s just means that a bui apply. setbacks smaller than ment area in those situ neet the zoning require ved with the approval e proposed structure v ling is set back farther alks and stairs, are pro- meets the intent of the easements as descrift garding U&D easement	structures. The City asements, but only ments would be proved by the applies to both the and a 0-ft or 5-ft ilding may be built to the typical U&D uations where ements. of this plat and a where the U&D from the lot lines oposed that provide e Subdivision bed. nts, and the utility
Action:	Approved		Meeting Date:	7/14/2022
Details of Action:				
Summary of Action:	Approve the variance to reduce the utility and drainage easements as described because the Subdivision Regulations allow some flexibility regarding U&D easements and the utility has no issues with the elimination of the U&D easements as described.			
	Approve the subdivi	ubdivision plat because it is in compliance with the subdivision regulations.		
Date of Approval:	7/14/2022	Date of Denial:	Postponements:	

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":		If "Other":		
Amendments:		Amendments:		
Date of Legislative Appea	l:	Effective Date of Ordinance:		