

**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  
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

**File Number:** 7-SJ-14-F **Related File Number:**  
**Application Filed:** 5/27/2014 **Date of Revision:**  
**Applicant:** SITE INCORPORATED

**PROPERTY INFORMATION**

**General Location:** West side of N Broadway, north of N Central Street  
**Other Parcel Info.:**  
**Tax ID Number:** 94 D C 0007-088, 011-014 **Jurisdiction:** City  
**Size of Tract:** 40760 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:** C-3 (General 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:** Lynch and Humphrey's Broadway & Central Avenue S/D  
**No. of Lots Proposed:** 1      **No. of Lots Approved:** 1  
**Variances Requested:** 1. To reduce the required right of way of N. Broadway from 30' to 25' from the centerline to the property line.  
 2. To reduce the required utility and drainage easement from 10' or 5' to 0' under existing building 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 & 2  
 Approve the Waiver of the 9 day rule  
 APPROVE Final Plat  
**Staff Recomm. (Full):**  
**Comments:** \*REVISED 7/9/2014\* MPC staff has received a revised copy of this plat. The applicant is now dedicating the required right of way needed making this plat approvable and eliminating the need for the requested right of way variance on Fulton Place. The applicant will be requesting a waiver of the 9 day rule and approval of the plat at the meeting.  
**Action:** Approved      **Meeting Date:** 7/10/2014  
**Details of Action:**  
**Summary of Action:** Approve Variances 1 & 2  
 Approve the Waiver of the 9 day rule  
 APPROVE Final Plat  
**Date of Approval:** 7/10/2014      **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":**      **If "Other":**  
**Amendments:**      **Amendments:**  
**Date of Legislative Appeal:**      **Effective Date of Ordinance:**