CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number: 8-SH-07-F Related File Number:

Application Filed: 7/2/2007 Date of Revision:

Applicant: FIRST BAPTIST CHURCH



PROPERTY INFORMATION

General Location: Southeast side of Main Street, along Walnut Street to Neyland Drive

Other Parcel Info.:

Tax ID Number: 94 M D 011, 019-021 Jurisdiction: City

Size of Tract: 2.753 acres

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) & D-1(Downtown Design Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

The First Baptist Church of Knoxville Subdivision Name:

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

Variances Requested: 1. To reduce the required right of way of Main Street from 44' to 37.2' from the centerline to the property

2. To reduce the required right of way of Walnut Street along City Block 02122 from 25' to 12' from the centerline to the property line.

3. To reduce the required right of way of Walnut Street along City Block 02123 from 25' to 19.2' from the

centerline to the property line.

4. To reduce the required right of way of Hill Avenue along City Block 02122 from 25' to 17.3' from the

centerline to the property line.

5. To reduce the required right of way of Hill Avenue along City Block 02123 from 25' to 14.9' from the

centerline to the property line.

6. To reduce the required right of way of Locust Street from 35' to 23.2' from the centerline to the

property line. 7. To reduce the utility and drainage easement on Lot 2 under existing structures and walls to as shown

- on plat. 8. To reduce the utility and drainage easement on Lot 1R under existing structures to as shown on plat.
- 9. To reduce the required radius at the southwest quadrant of the intersection of Main Street and

Walnut Street from 25' to 0'.

- 10. To reduce the required radius at the northwest quadrant of the intersection of Walnut Street and W. Hill Avenue from 25' to 0'.
- 11. To reduce the required radius at the southwest quadrant of the intersection of Walnut Street and W. Hill Avenue from 25' to 0'.
- 12. To reduce the required radius at the southeast quadrant of the intersection of W. Hill Avenue and Locust Street 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**

Approve Variances 1-12 Staff Recomm. (Abbr.):

APPROVE Final Plat

Staff Recomm. (Full):

Comments:

MPC Action: Approved MPC Meeting Date: 8/9/2007

Details of MPC action:

Summary of MPC action: Approve Variances 1-12

APPROVE Final Plat

Date of MPC Approval: 8/9/2007 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action, Second Reading: **Date of Legislative Action:**

Ordinance Number: Other Ordinance Number References: **Disposition of Case:** Disposition of Case, Second Reading:

If "Other": If "Other": Amendments: Amendments:

Effective Date of Ordinance: Date of Legislative Appeal:

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