

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## FINAL PLAT

**File Number:** 9-SBB-04-F **Related File Number:**  
**Application Filed:** 8/23/2004 **Date of Revision:**  
**Applicant:** KNOX COMMUNITY DEVELOPMENT CORP.  
**Owner:** KCDC

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  
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### **PROPERTY INFORMATION**

**General Location:** East side of Martin Luther King Blvd., north side of Ben Hur, west side of Louise Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 82 O J 1,2,4-14,34-36 **Jurisdiction:** City  
**Size of Tract:** 4.45 acres  
**Accessibility:**

### **GENERAL LAND USE INFORMATION**

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** East City **Sector Plan Designation:**  
**Growth Policy Plan:** 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:** Five Points Redevelopment

**Surveyor:** Site, Inc.

**No. of Lots Proposed:** 3                      **No. of Lots Approved:** 3

**Variances Requested:**  
1. To reduce the corner radius from 75' to 25' at Martin Luther King Ave. and Parham St.  
2. To reduce the corner radius from 75' to 25' at Ben Hur Ave. and Louise Ave.  
3. To reduce the corner radius from 75' to 25' at Martin Luther King Ave. and Ben Hur Ave.  
4. To reduce the Utility and Drainage Easement from 10' to 0' inside the Detention Basin Easement.

**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:** 9/9/2004

**Details of MPC action:**

**Summary of MPC action:** Approve Variances 1-4  
APPROVE Final Plat

**Date of MPC Approval:** 9/9/2004

**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:**