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# CASE SUMMARY

#### **APPLICATION TYPE: SUBDIVISION**

FINAL PLAT

**File Number:** 9-SJ-15-F **Application Filed:** 7/27/2015 LYNCH SURVEYS LLC Applicant:

**Related File Number:** Date of Revision:

#### **PROPERTY INFORMATION**

General Location: North intersection of N. Broadway and N. Central Street, southwest side of Lamar Street

**Other Parcel Info.:** 

Tax ID Number: 94 D L 020.01

Size of Tract: 0.328 acres

Accessibility:

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** 

Surrounding Land Use:

**Proposed Use:** 

Sector Plan:

**Growth Policy Plan:** 

Urban Growth Area (Inside City Limits)

Sector Plan Designation:

**Neighborhood Context:** 

#### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

C-3 (General Commercial)

Central City

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

**Current Zoning:** 

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

Extension of Zone:

**History of Zoning:** 

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

### KNOXVILLE·KNOX COUNTY **COMMISSION** NF Ν s s

Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•215•2068 www•knoxmpc•org

Jurisdiction:

City

**Density:** 



#### SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Staub, Van Gilder and Henderson's Addition to Knoxville		
No. of Lots Proposed:	1 No. of Lots Approved: 1		
Variances Requested:	<ol> <li>To reduce the required right of way of N. Broadway from 30' to 25' from the centerline to the property line.</li> <li>To reduce the required right of way of N. Central Street from 35' to 30' from the centerline to the property line.</li> <li>To reduce the required intersection radius at N. Broadway and N. Central from 75' to 0' as shown on plat.</li> <li>To reduce the required utility and drainage easements along all lot lines from 10' or 5' as required to 0'.</li> </ol>		
S/D Name Change:			

## OTHER INFORMATION (where applicable)

#### Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION						
Planner In Charge:	Emily Dills					
Staff Recomm. (Abbr.):	Deny Variances 1-2 Approve Variances 3-4 DENY Final Plat					
Staff Recomm. (Full):						
Comments:	MPC staff received the revised plat copies by corrections deadline. The plat addressed the comments requested by staff on the revised copies. The applicant is requesting two subdivision variances on right-of-way width from the centerline to the property line. There is an existing structure on the subject property that exends almost to the publc right-of-way. The City Engineering Department does not support the requested variances for the right-of-way reduction. They do support the other two variances as requested. The City Engineering Department and MPC staff would support a revision bringing the dedication of the right of way to the building frontage putting the sidewalk into the public right-of-way. MPC staff cannot recommend approval of the Final Plat without the support of the City Engineering Department.					
Action:	Approved		Meeting Date:	9/10/2015		
Details of Action:	Approve Variance	s 14 and approve Final Plat				
Summary of Action:	Approve Variance	s 14 and approve Final Plat				
Date of Approval:	9/10/2015	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:	