

▶ **FILE #:** 6-SS-07-F

AGENDA ITEM #: 47

AGENDA DATE: 6/14/2007

▶ **SUBDIVISION:** 41 NORTHSHORE DRIVE, RESUB. OF LOT 1 & ACREAGE

▶ **APPLICANT/DEVELOPER:** CHARLES VARNELL

OWNER(S): Allen Varnell

TAX IDENTIFICATION: 133 E B 018-019

JURISDICTION: City Council District 2

▶ **LOCATION:** Northwest side of Northshore Drive, northeast side of Morrell Road

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

▶ **APPROXIMATE ACREAGE:** 15398 square feet

▶ **NUMBER OF LOTS:** 2

▶ **ZONING:** C-1 (Neighborhood Commercial) & C-3 (General Commercial)

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

▶ **VARIANCES REQUIRED:**

1. To reduce the required right of way along S. Northshore Drive from 44' to 25' from the centerline to the property line.
2. To reduce the required right of way along Morrell Road from 50' to 17.19' from the centerline to the property line.
3. To reduce the required intersection radius at S. Northshore Drive and Morrell Road from 75' to 25'.
4. To reduce the utility and drainage easement under the existing building from 10' to 3.51'.

STAFF RECOMMENDATION:

▶ **Deny Variances 1-4
 DENY Final Plat**

COMMENTS:

Staff has recommended denial of this Final Plat and variances because the City of Knoxville Engineering Department does not support the applicant's variance shown as variance (b) in the plat notes.

MPC's approval or denial of this request is final, unless the action is appealed to . The date of the appeal hearing will depend on when the appeal application is filed.

