

▶ **FILE #:** 4-SE-13-F

AGENDA ITEM #: 12

AGENDA DATE: 4/11/2013

▶ **SUBDIVISION:** R. LANE & IRENE EASTERLY PROPERTY

▶ **APPLICANT/DEVELOPER:** R. LANE & IRENE EASTERLY

OWNER(S): R. Lane, Jr. Easterly

TAX IDENTIFICATION: 80 H C 032

JURISDICTION: City Council District 3

▶ **LOCATION:** **At the intersection of Merchant Dr and Wilkerson Rd.**

SECTOR PLAN: Northwest City

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

▶ **APPROXIMATE ACREAGE:** 2.42 acres

▶ **NUMBER OF LOTS:** 2

▶ **ZONING:** O-1 (Office, Medical, and Related Services) & A-1

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

▶ **VARIANCES REQUIRED:**

1. To reduce the required right of way of Wilkerson Road from 30' to 21.71 from the centerline to the property line as shown on plat.
2. To reduce the required right of way of Merchant Drive from 44' to 30' from the centerline to the property line as shown on plat.
3. To reduce the required intersection radius at Merchant Drive and Wilkerson Road from 25' to 0'.
4. To reduce the required intersection radius at Merchant Drive and Debonair Drive from 75' to 16.50' as shown on plat.
5. To reduce the required utility and drainage easement on Lot 2 under the existing shed from 10' to 0' as shown on plat.

STAFF RECOMMENDATION:

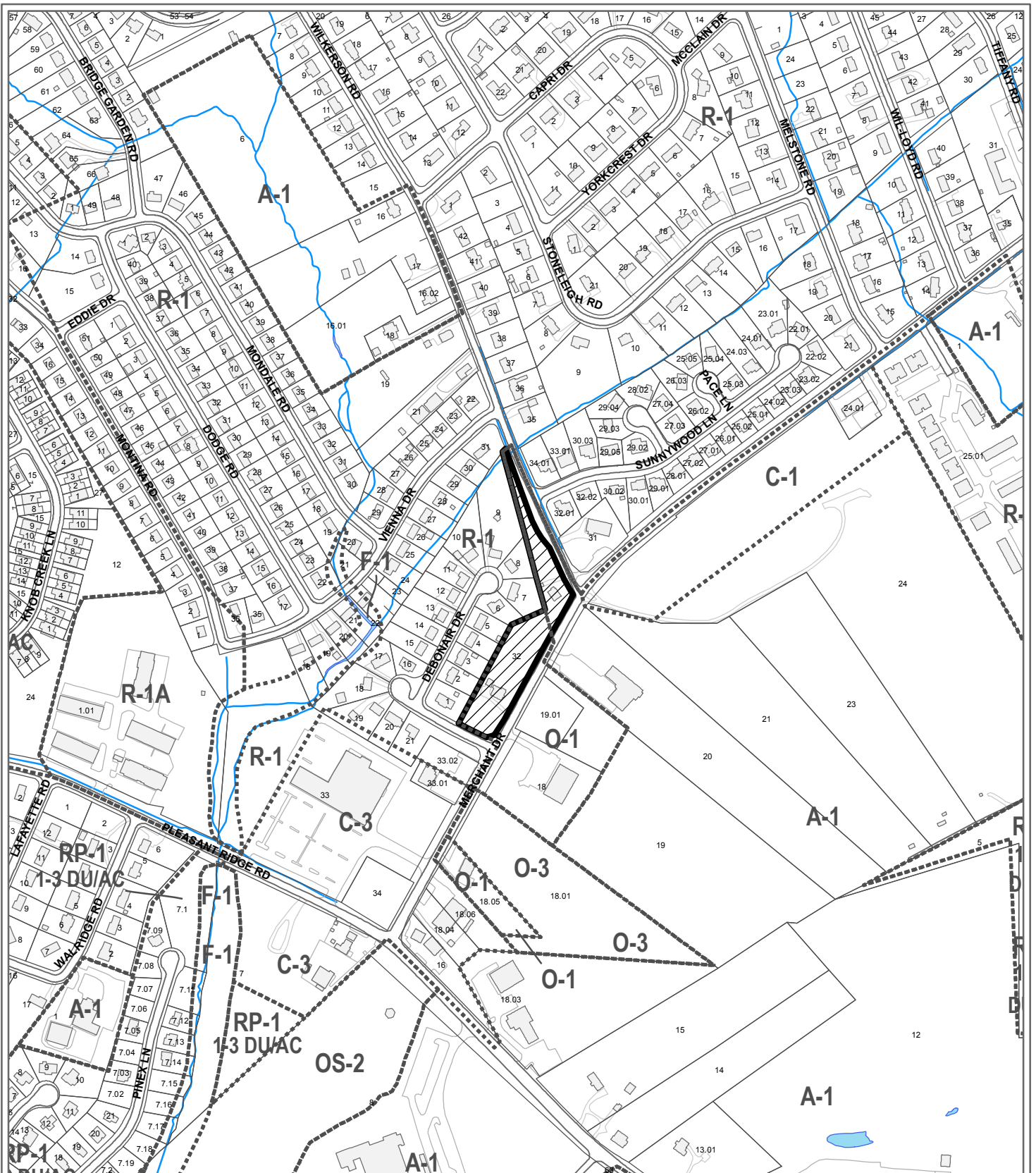
▶ **Deny Variances 1-4
 Approve Variance 5
 DENY Final Plat**

COMMENTS:

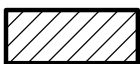
MPC staff received the revised copies of this plat on corrections deadline. The applicant had requested five variances from the Subdivision Regulations on the application. Four of the variances were in regards to right of way widths and the intersection radius shown on the plat. The City of Knoxville's Engineering Department did not support these requested variances. MPC staff spoke with the applicant prior to corrections deadline to make sure he understood they were not supported variances by City Engineering. He expressed his intent to continue with the plat as submitted. MPC staff cannot recommend approval without the support of City Engineering.

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

application is filed.



**4-SE-13-F
FINAL SUBDIVISION PLAT**



Final Plat For: R. Lane & Irene Easterly Property

Original Print Date: 4/4/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Easterly, R. Lane & Irene

Map No: 80
Jurisdiction: City

