

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 SUBDIVISION REPORT - FINAL**

► **FILE #:** 5-SB-13-F

**AGENDA ITEM #:** 15

**AGENDA DATE:** 5/9/2013

► **SUBDIVISION:** WESTMINSTER RESUB OF LOT 1R, GREEN CORP. AND THE MONTGOMERY PROPERTY

► **APPLICANT/DEVELOPER:** SMOKY MOUNTAIN LAND SURVEYING CO., INC.

OWNER(S): James & Mary Bush

TAX IDENTIFICATION: 121 J D 001 121OA009

JURISDICTION: City Council District 2

► **LOCATION:** South side of Westland Dr, west of the S. Northshore Dr. intersection

SECTOR PLAN: West City

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

► **APPROXIMATE ACREAGE:** 5.009 acres

► **NUMBER OF LOTS:** 2

► **ZONING:** R-1 (Low Density Residential), F-1, H-1

SURVEYOR/ENGINEER: Howard Dawson

► **VARIANCES REQUIRED:** 1. To reduce the required right of way of Westland Drive from 44' to distances shown on plat.

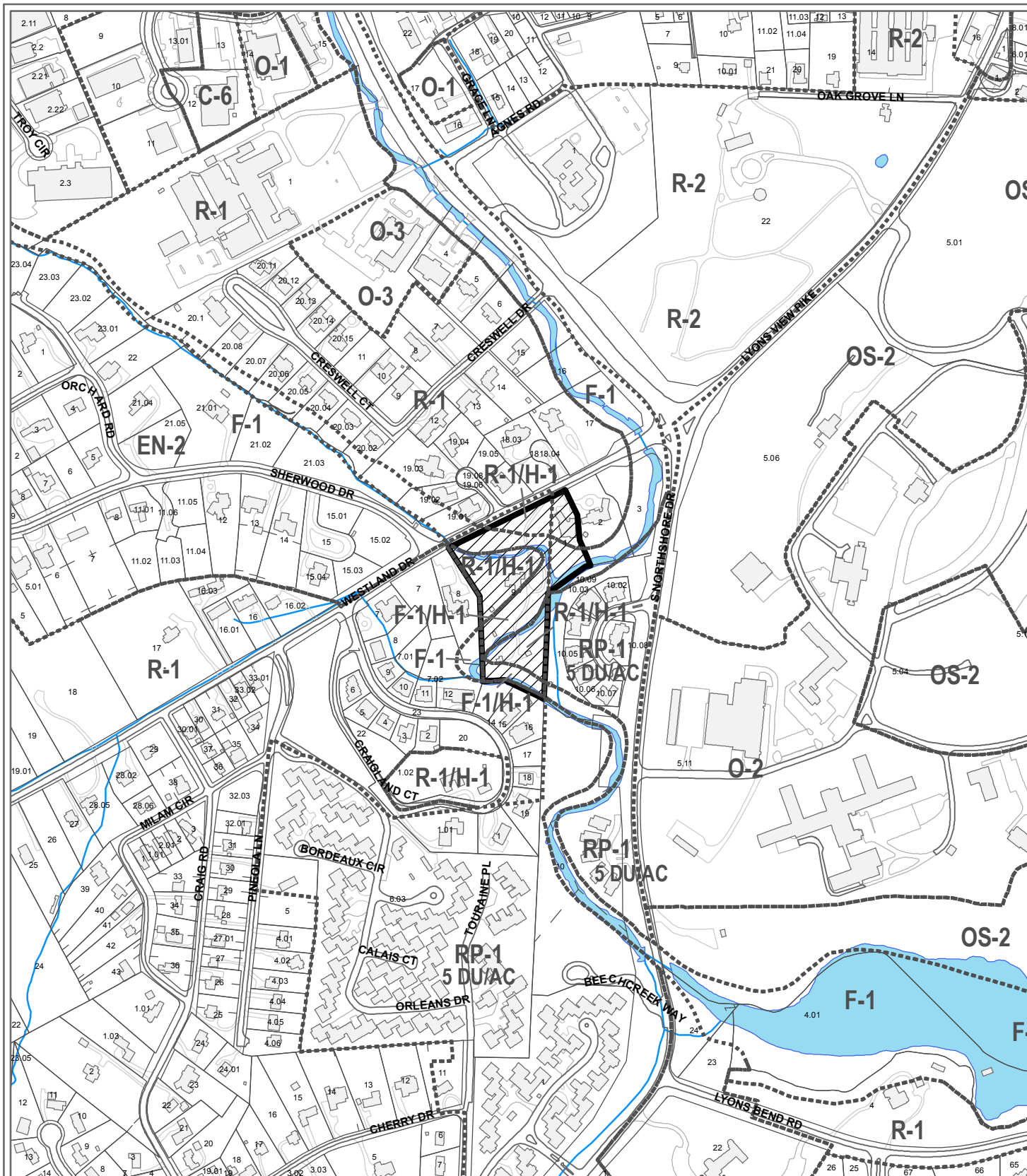
**STAFF RECOMMENDATION:**

► **Deny Variance**  
**DENY Final Plat**

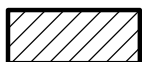
**COMMENTS:**

MPC staff received revised copies of this plat on corrections deadline. The applicant had requested a variance from the Subdivision Regulations on the application for right of way width on Westland Drive. The City of Knoxville's Engineering Department did not support the request for this variance. MPC staff corresponded with the applicant to make sure they understood the variance was not being supported. They understood and expressed their intent to continue with the plat as submitted. MPC staff will not recommend approval of the variance without the support of City Engineering. The plat could be approved if the required amount of right of way was dedicated.

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.



**5-SB-13-F  
FINAL SUBDIVISION PLAT**



Final Plat For: Westminster Resub of Lot 1R, Green Corp. and the Montgomery Property

Original Print Date: 5/2/2013  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Smoky Mountain Land Surveying Co., Inc.

Map No: 121

Jurisdiction: City

