

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

▶ **FILE #:** 7-SJ-14-F

AGENDA ITEM #: 20

AGENDA DATE: 7/10/2014

▶ **SUBDIVISION:** LYNCH AND HUMPHREY'S BROADWAY & CENTRAL AVENUE S/D

▶ **APPLICANT/DEVELOPER:** SITE INCORPORATED

OWNER(S): Napier Properties, LLC

TAX IDENTIFICATION: 94 D C 0007-088, 011-014

JURISDICTION: City Council District 4

STREET ADDRESS:

▶ **LOCATION:** West side of N Broadway, north of N Central Street

SECTOR PLAN: Central City

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

▶ **APPROXIMATE ACREAGE:** 40760 square feet

▶ **NUMBER OF LOTS:** 1

▶ **ZONING:** C-3 (General Commercial)

SURVEYOR/ENGINEER: Daniel Humphreys

▶ **VARIANCES REQUIRED:**

1. To reduce the required right of way of N. Broadway from 30' to 25' from the centerline to the property line.
2. To reduce the required utility and drainage easement from 10' or 5' to 0' under existing building as shown on plat.

STAFF RECOMMENDATION:

▶ **Approve Variances 1 & 2**
Approve the Waiver of the 9 day rule
APPROVE Final Plat

COMMENTS:

REVISED 7/9/2014 MPC staff has received a revised copy of this plat. The applicant is now dedicating the required right of way needed making this plat approvable and eliminating the need for the requested right of way variance on Fulton Place. The applicant will be requesting a waiver of the 9 day rule and approval of the plat at the meeting.

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.