



**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 right of way of Fulton Place from 25' to 15' from the centerline to the property line.
3. To reduce the required utility and drainage easement from 10' or 5' to 0' under existing building as shown on plat.

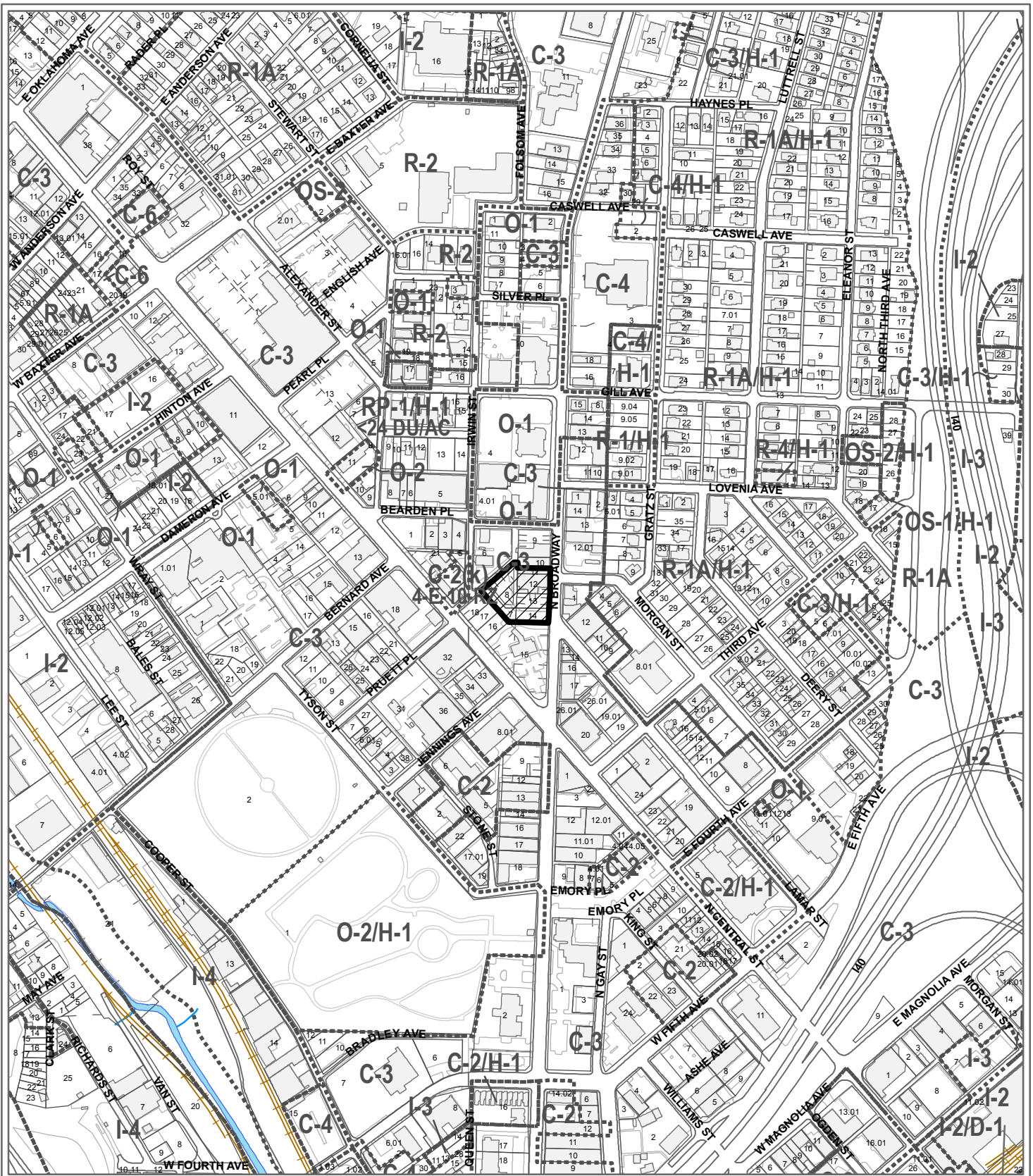
STAFF RECOMMENDATION:

▶ **Approve Variances 1 & 3
Deny Variance 2
DENY Final Plat**

COMMENTS:

MPC staff received revised copies of this plat on corrections deadline. All corrections requested by staff were addressed with the exception of the right of way width on Fulton Place. The applicant is requesting a variance "To reduce the required right of way of Fulton Place from 25' to 15' from the centerline to the property line". City Engineering does not support this variance. The reasons cited by City Engineering are due to the Major Road Plan requiring a 50' total right of way for a local street and no discernable hard-ship was stated by the applicant. MPC staff cannot recommend approval of the Final Plat 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.



**7-SJ-14-F
FINAL SUBDIVISION PLAT**

Petitioner: Site Incorporated



Final Plat For: Lynch and Humprey's Broadway & Central Avenue S/D

Original Print Date: 7/2/2014
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 94
Jurisdiction: City

0 500
Feet



