

▶ **FILE #:** 8-SI-15-F

AGENDA ITEM #: 32

AGENDA DATE: 8/13/2015

▶ **SUBDIVISION:** FINAL PLAT OF THE S/D OF THE 1501 AVENUE LLC PROPERTY

▶ **APPLICANT/DEVELOPER:** TENNESSEE LAND DEVELOPMENT SERVICES

OWNER(S): Mike Soueid

TAX IDENTIFICATION: 94 M J 023

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 1501 White Ave

▶ **LOCATION:** At the northwest intersection of James Agee Street and White Avenue

SECTOR PLAN: Central City

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

▶ **APPROXIMATE ACREAGE:** 0.218 acres

▶ **NUMBER OF LOTS:** 1

▶ **ZONING:** O-2 (Civic and Institutional)

SURVEYOR/ENGINEER: Timothy J. Howell

▶ **VARIANCES REQUIRED:**

1. To reduce the required intersection radius at White Avenue and James Agee Street from 75' to as shown on plat.
2. To reduce the required utility and drainage easement along lot lines from 10' or 5' as required to 0'.
3. To reduce the required right of way width of of James Agee Street from 25' to distances shown on plat.

STAFF RECOMMENDATION:

▶ **Deny Variance 1**
Approve Variance 2-3
DENY Final Plat

COMMENTS:

The revised plat was received by MPC staff by corrections deadline. All staff's requested corrections were addressed on the revised copy. The City of Knoxville's Engineering Department did not support their requested variance for the intersection radius. MPC staff cannot recommend approval of the plat without the support of City Engineering. REVISED COMMENTS 8/11/2015 Since corrections deadline the surveyor has met with City Engineering and came up with a way to make this plat approvable. An additional variance has been requested and added to the plat. City Engineering can now support all three requested variances and the plat. The applicant will be requesting a waiver of the nine day rule and approval of the three variances and the plat.

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.