

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

KNOXVILLE · KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 2-SA-12-C **Related File Number:**
Application Filed: 12/27/2011 **Date of Revision:**
Applicant: GERDAU AMERISTEEL

PROPERTY INFORMATION

General Location: Northwest side of Ely Ave., southwest of Bragg St.
Other Parcel Info.:
Tax ID Number: 81 P K 032-035 OTHER: 081 PK 00101,00102 & 002 **Jurisdiction:** City
Size of Tract: 1.32 acres
Accessibility: Access is via Ely Av., a local street with pavement that varies from 14' to 18' in width.

GENERAL LAND USE INFORMATION

Existing Land Use: Public right-of-way and vacant property
Surrounding Land Use: Development in the area consists of a steel mill (Gerdau Ameristeel) and detached residences.
Zoning in the area is I-2 and I-4 Industrial and IH-1 Infill Housing
Proposed Use: Industrial use and turnaround for Public Street. **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-4 (Heavy Industrial) / IH-1 (Infill Housing Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Gerdau Ameristeel Property
No. of Lots Proposed: 0 **No. of Lots Approved:** 0
Variances Requested: 1. Variance to allow a hammer-head turnaround in-lieu-of the required cul-de-sac turnaround for a public street.
2. Horizontal curve variance from 100' to 25' on proposed alley
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE variances 1 & 2 because the site's size restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.
Staff Recomm. (Full): APPROVE the Concept Plan subject to 7 conditions
1. MPC and City council approval of the proposed street closures (12-A-11-SC & 12-SB-11-SC)
2. Construction of the hammer head turn around and the new alley section prior to removal of the existing pavement in the sections of Ely Av. and Stonewall Av. that are proposed for closure. The construction of the proposed turn-around and alley are to be done per the requirements of the Knoxville Engineering Dept.
3. The proposed hammer head turn around being constructed to meet AASHTO standards
4. Designating the new portion of the alley to New York Av. as a north bound one-way street
5. Relocating the EPA air monitoring station per their requirements prior to transferring the proposed closed right-of-way to the applicant
6. Meeting all other applicable requirements of the City Engineering Dept.
7. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.
Comments: The applicant is proposing to close a portion of Ely Av. and Stonewall St. Since the proposed closure does not include all of Ely Av., traffic circulation will have to be maintained on that street. The applicant is proposing to construct a hammer head turn around at the end of Ely Av. This will allow traffic the opportunity travel the full length of the remaining street.
The Knox County Air Quality Management Department on behalf of the U.S. Environmental Protection Agency has requested that closure of the proposed rights-of-way be delayed until such time that an alternative site for the existing air quality monitor can be found and the equipment relocated.
Action: Approved **Meeting Date:** 9/13/2012
Details of Action: 1. MPC and City council approval of the proposed street closures (12-A-11-SC & 12-SB-11-SC)
2. Construction of the hammer head turn around and the new alley section prior to removal of the existing pavement in the sections of Ely Av. and Stonewall Av. that are proposed for closure. The construction of the proposed turn-around and alley are to be done per the requirements of the Knoxville Engineering Dept.
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Summary of Action: APPROVE variances 1 & 2 because the site's size restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions

Date of Approval: 9/13/2012 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: