

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

Suite 403 • City County Building
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www.knoxmpc.org

File Number: 2-SD-08-C **Related File Number:**
Application Filed: 1/7/2008 **Date of Revision:**
Applicant: GERDAU AMERISTEEL US, INC.

PROPERTY INFORMATION

General Location: North side of Louisiana Ave., south side of Connecticut Ave., west of Sherman St.
Other Parcel Info.:
Tax ID Number: 81 P P 007 & PART OF 001 **Jurisdiction:** City
Size of Tract: 0.33 acres
Accessibility: Access is via Connecticut Ave. a local street with a 26' pavement width within a 50' right-of-way on the north and an unnamed alley with an 8'-10' pavement width within a 15' right-of-way on the south.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay) & R-2 (General Residential) / IH-1 (Infill Housing Overlay)
South: Vacant land / R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)
East: Residences / R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)
West: Residences / R-2 (General Residential) / IH-1 (Infill Housing Overlay)
Proposed Use: Alley construction and dedication **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: R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay) & R-2 (General Residential) / 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, Alley Relocation
No. of Lots Proposed: 0 No. of Lots Approved: 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko
Staff Recomm. (Abbr.): APPROVE the concept plan for the first phase of an alley relocation subject to 4 conditions
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Engineering Division.
2. The final plat for this alley dedication shall include the combination of the remaining portion of Tax Parcel 081PP007 with Tax Parcel 081PP001 to the west and the dedication of the additional right-of-way at the southwest end of Connecticut Ave.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
4. 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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

Comments: The applicant is proposing to construct and dedicate a new alley connection between Connecticut Ave. a local street with a 26' pavement width within a 50' right-of-way on the north and an unnamed alley with an 8'-10' pavement width within a 15' right-of-way on the south. This new alley connection is the first phase of the relocation of the southwestern end of the alley that is located between Connecticut Ave. and Louisiana Ave. and extends between Sherman St. on the northeast end and Badgett Dr. on the southwest end. Once this alley connection is made to Connecticut Ave., the applicant proposes to request closure of the alley connection to Badgett Dr., a portion of Badgett Dr. and the southwest end of Louisiana Ave.

This new alley connection will come out of the northeast portion of Tax Parcel 081PP007. The remaining portion of the parcel will be added to Tax Parcel 081PP001 which is located to the west. The proposal also includes the dedication of a portion of Tax Parcel 081PP001 that is located at the southwest end of Connecticut Ave. as public right-of-way. This area is already paved.

MPC Action: Approved MPC Meeting Date: 2/14/2008

Details of MPC action:

Summary of MPC action: APPROVE the concept plan for the first phase of an alley relocation subject to 4 conditions

Date of MPC Approval: 2/14/2008 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: