



Current Plan Category:

Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Public Street between Nichols Ave. & E. Glenwood Ave.

**Surveyor:** Betts Engineering Associates, Inc.

**No. of Lots Proposed:** 2                      **No. of Lots Approved:** 2

**Variances Requested:**

1. Intersection curb radius reduction at the southwest corner of the intersection of the proposed street and E. Glenwood Ave., from 75' to 45'.
2. Intersection right-of-way radius reduction at the southwest corner of the intersection of the proposed street and E. Glenwood Ave., from 75' to 41'.
3. Intersection curb radius reduction at the southeast corner of the intersection of the proposed street and E. Glenwood Ave., from 75' to 45'.
4. Intersection right-of-way radius reduction at the southeast corner of the intersection of the proposed street and E. Glenwood Ave., from 75' to 39'.
5. Intersection right-of-way radius reduction at the northeast corner of the intersection of the proposed street and Nichols Ave., from 75' to 63'.
6. Intersection grade variances at the intersections of the proposed new street with E. Glenwood Ave. and Nichols Ave. from 1% to 3%.
7. Vertical curve variance on the proposed street at station 0+47, from 105' to 80'.
8. Vertical curve variance on the proposed street at station 2+02.5, from 175' to 140'.

**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 variances 1 - 8 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions:

**Staff Recomm. (Full):**

1. Approval of the rezoning request to C-3 for Tax Parcels 2, 3 & 8 (4-D-03-PA & 4-U-03-RZ).
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (City Ord. 0-280-90).
3. As a part of the final plat, that portion of Tax Parcel 8 that is located on the west side of the proposed street, shall be combined as a single lot with that portion of the right-of-way of Nichols Ave that was closed by ordinance and the 6.2 acre parcel located on the north side of Nichols Ave.
4. Removing the existing parking on the east side of the proposed new street. Any proposal for use of this new lot would be subject to review and approval by the Knoxville Department of Engineering and Department of Development.
5. Installation of the opaque fencing (six feet in height) and/or landscape screening in the areas designated on the Concept Plan within six months of the approval of the Final Plat. If landscaping is used instead of the opaque fencing, the applicant shall submit a landscape plan to MPC Staff for approval prior to installation.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
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.
8. Meeting all requirements of the Knoxville Zoning Ordinance.

**Comments:** The applicant is proposing to subdivide the site in order to dedicate a public street connection between the west end of Nichols Ave., and E. Glenwood Ave. The western end of Nichols Ave. was closed by Ordinance in early 2002. The City has requested this public road dedication in order to provide another outlet for traffic using Nichols Ave. On April 10, 2003, the Planning Commission reviewed and recommended approval of a rezoning request to C-3 (General Commercial) of three parcels fronting on Nichols Ave (including the portion that was closed). This request will be before Knoxville City Council on May 13, 2003 for first reading. With the creation of the new street a lot is created on the east side of the street. Under the C-3 zoning, the lot will comply with the Zoning Ordinance standards.

With the change of this access drive to a public street, the existing parking lot on the east side of the

street will have to be removed since access to the parking spaces would require backing out into the street. Any proposal for use of this new lot would be subject to review and approval by the Knoxville Department of Engineering and Department of Development.

The Use-on-Review approval for the parking lot approved in 1980 (6-F-80-UR) included a fence between the parking lot and the adjoining residential property. That fencing was never installed. The applicant has identified opaque fencing and/or landscape screening along the property boundaries with the residential lots. The opaque fencing (six feet in height) and/or landscape screening shall be installed within six months of the approval of the Final Plat. If landscaping is used instead of the opaque fencing, the applicant shall submit a landscape plan to MPC Staff for approval prior to installation.

**MPC Action:** Approved

**MPC Meeting Date:** 5/8/2003

**Details of MPC action:**

**Summary of MPC action:** APPROVE variances 1 - 8 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions:

**Date of MPC Approval:** 5/8/2003

**Date of Denial:**

**Postponements:** 3/13/03-4/10/2003

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**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:**