	MPC			
	IVI I Metropolitan			
		CONCEPT PLAN		P L A N N I N G C O M M I S S I O N
File Number:	6-SB-02-C	Related File Numbe	r:	T E N N E S S E E
Application Filed:	5/13/2002	Date of Revision:		Suite 403 • City County Building 4 0 0 Main Street
Applicant:	FORT SANDERS R	EGIONAL MEDICAL CENTER		Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0
Owner:	FORT SANDERS R	EGIONAL MEDICAL CENTER		F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g
PROPERTY INF	ORMATION			
General Location:	South side of Laurel Ave., north side of Clinch Ave., and east side of Nineteenth St.			
Other Parcel Info.:				
Tax ID Number:	94 N K 5-7	& 19-22	Jurisdiction:	City
Size of Tract:	1.728 acres	3		
Accessibility:	Access is v	Access is via Eighteenth St., a local street with a 30' pavement width within a 50' right-of-way.		
GENERAL LAN	D USE INFORMA	TION		
Existing Land Use:	Parking lot	and alley		
Surrounding Land	residential of	The site is located in an area that is predominantly medical facilities, associated parking and multifamily residential development within O-1 (Office, Medical, and Related Services) and R-2. (General Residential) Zoning.		
Proposed Use:	Parking lot	and dead end alley	Dens	sity:

CASE SUMMARY

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:

O-1 (Office, Medical, and Related Services)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

KNOXVILLE·KNOX COUNTY

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)					
Subdivision Name:	Fort Sand	Fort Sanders Regional Medical Center			
Surveyor:	Lynch Surveys, LLC				
No. of Lots Proposed:	1	No. of Lots Approved:	0		
Variances Requested:	None				

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC	C ACTION AND DISPOSITIO	N	
Planner In Charge:	Tom Brechko			
Staff Recomm. (Abbr.):	APPROVE the Concept Plan subject to 7 conditions:			
Staff Recomm. (Full):	 Meeting all conditions of the Alley Closure approval of November 8, 2001 (see Exhibit A). Meeting all applicable requirements of the Knoxville Department of Engineering. Providing signage at the entrance to the alley off Eighteenth St., identifying the alley as a dead-end street. Providing pavement markings in the parking lot that designate the direction of traffic flow for the one-way drive aisles. Installation of landscaping as shown on the design plan within six months of the completion of the turn-around. Meeting all applicable requirements of the Knox County Zoning Ordinance. A final plat based on this concept plan will not be reviewed by the Planning Commission until certification of design plan approval has been submitted to the MPC staff. 			
Comments:	On November 8, 2001, the Planning Commission recommended approval of the closure of approximately 207' of the western portion of the alley that runs between Eighteenth St. and Nineteenth St. in the block between Laurel Ave. and Clinch Ave. The Planning Commission's recommendation included the condition that the applicant design and dedicate an adequate turn-around as stipulated in a letter from the Knoxville Department of Engineering, dated May 6, 1999 (see Exhibit B), and the maintenance of other easements as required. The alley closure was approved by City Council on March 19, 2002. The existing 10' wide alley, as proposed, will be provided with a paved turn-around meeting the American Association of State Highway and Transportation Officials (ASHTO) requirements for a public street. This design is presently being reviewed by the Knoxville Department of Engineering and is subject to their approval prior to the Planning Commission approving the final plat for the consolidation of the closed alley and adjoining lots. Utility easements will have to be maintained for the existing utilities within the closed alley (See Exhibit C & D). The addition of the alley turn-around is also requiring the modification of the existing parking lot that serves the Fort Sanders Regional Medical Center. Staff is recommending pavement markings that designate the direction of traffic flow for the one-way drive aisles, and the addition of landscaping			
MPC Action:	Approved	g lot and the alley turn-around to prohib	MPC Meeting Date: 6/13/2002	
Details of MPC action:	, .pp:0104			
Summary of MPC action:	APPROVE the Concept Plan subject to 7 conditions:			
Date of MPC Approval:	6/13/2002	Date of Denial:	Postponements:	
Date of Withdrawal:	0/10/2002		•	
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: