CASE SUMMARY

APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

File Number: 8-SE-08-C Related File Number:

Application Filed: 7/10/2008 Date of Revision:

COVENANT HEALTH PROPERTIES Applicant:



8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Northwest side of Clinch Ave., northeast side of Nineteenth St.

Other Parcel Info.:

94 N K 019 Tax ID Number: Jurisdiction: City

Size of Tract: 1.75 acres

Access is via Eighteenth St., a local street with a 30' pavement width within a 50' right-of-way. Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Dead end alley

Surrounding Land Use: 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: Dead end alley Density:

Sector Plan: Central City **Sector Plan Designation:**

Urban Growth Area **Growth Policy Plan:**

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

R-2 (General Residential) & O-1 (Office, Medical, and Related Services) **Current Zoning:**

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: White's Addition

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 4 conditions:

Staff Recomm. (Full): 1. Meeting all conditions of the Alley Closure as approved by MPC on June 12, 2008

2. Meeting all applicable requirements of the Knoxville Department of Engineering.

3. Providing signage at the entrance to the alley off Eighteenth St., identifying the alley as a dead-end

street.

4. 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 June 12, 2008 MPC recommended that a portion of the alley between Eighteenth and Nineteenth

Streets and south of laurel Av. Be closed as requested by Fort Sanders Medical Center. As part of the closure, the applicant has to install a turn around at the dead end of the remaining portion of the alley that is left open for public use. The process for dedicating public right-of-way in the City of Knoxville requires the review and approval of a concept subdivision plan. This plan proposes that a "T" type turn

around be constructed at the end of the alley.

MPC Action: Approved MPC Meeting Date: 8/14/2008

Details of MPC action:

Summary of MPC action: APPROVE the Concept Plan subject to 4 conditions:

Date of MPC Approval: 8/14/2008 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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