



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 3-K-06-UR **AGENDA ITEM #:** 88
POSTPONEMENT(S): 3/9/2006-5/11/2006 **AGENDA DATE:** 6/8/2006

▶ **APPLICANT:** CANNON & CANNON
OWNER(S): WILLIAM N. & GAIL BRISTOW

TAX ID NUMBER: 94 N Q 19
JURISDICTION: City Council District 1

▶ **LOCATION:** Southeast side of Twenty Second St, northwest side of Laurel Ave

▶ **APPX. SIZE OF TRACT:** 0.189 acres

SECTOR PLAN: Central City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Twenty-Second St., a minor collector street with 32' of pavement width within 45' of right of way or Laurel Ave., a local street with 31' of pavement width within 45' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

▶ **ZONING:** R-2 (General Residential)
▶ **EXISTING LAND USE:** Office
▶ **PROPOSED USE:** Parking lot for adjacent business

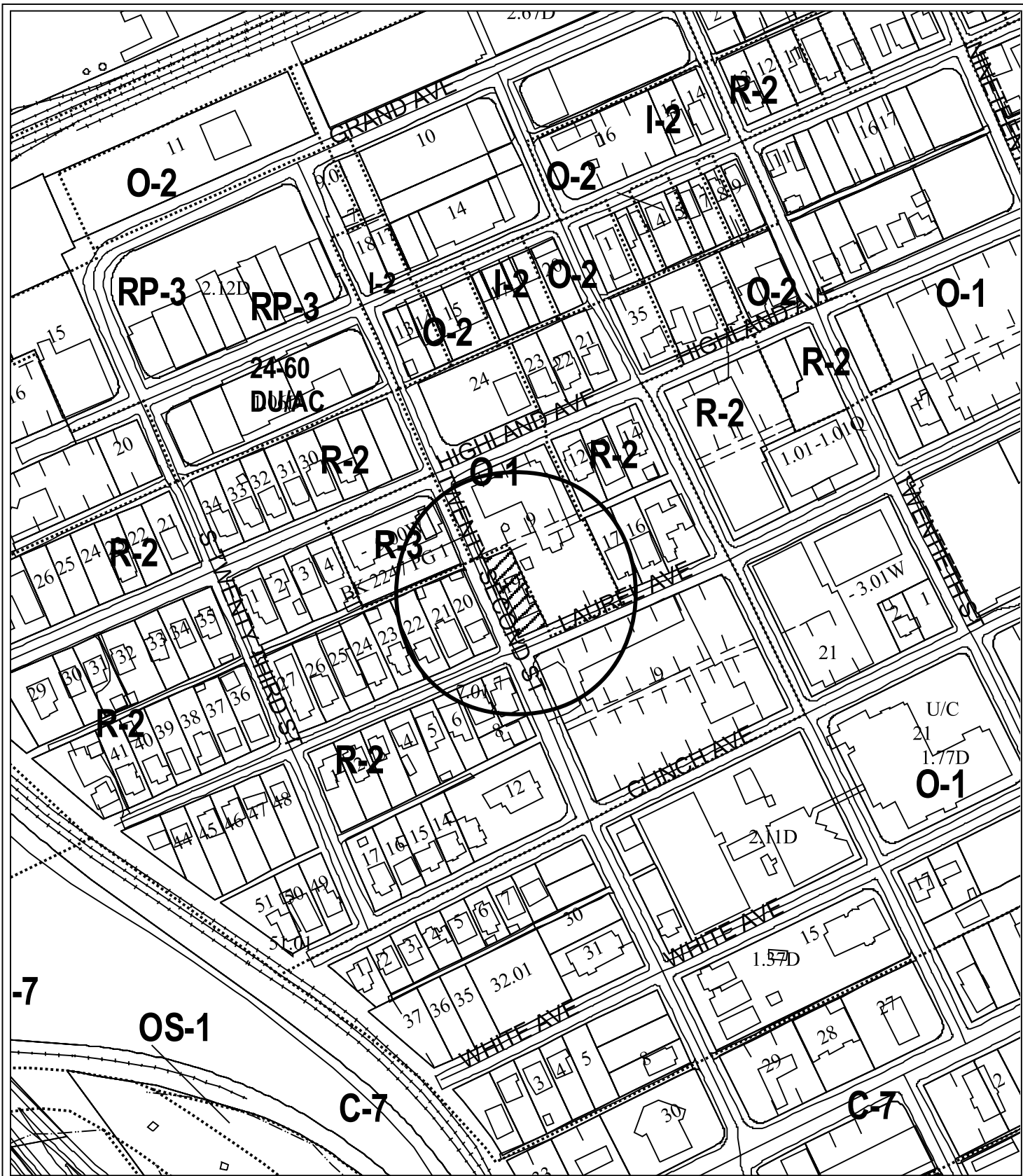
HISTORY OF ZONING: Rezoning request 1/12/06 (R-2 to O-1)
SURROUNDING LAND USE AND ZONING: North: NHC elderly care facility / O-1 (Office, Medical & Related Services)
South: Laurel Ave. - School / R-2 (General Residential)
East: Parking lot / O-1 (Office, Medical & Related Services)
West: Twenty-Second St. - Duplex / R-2 (General Residential)

NEIGHBORHOOD CONTEXT: This area of Ft. Sanders is developed with a mix of residential, office and institutional uses under R-2, R-3, O-1 and O-2 zoning.


STAFF RECOMMENDATION:

▶ **WITHDRAWN as requested by applicant**

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



3-K-06-UR
 USE ON REVIEW

 Parking lot for adjacent business in R-2 (General Residential)

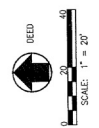
Original Print Date: 02/23/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Cannon & Cannon

Map No: 94

Jurisdiction: City





GENERAL NOTES:

1. REFERENCE:
 - WELLMAN & GAIL BROSLOW
 - 7324 LANFORD ROAD
 - MEMPHIS, TENNESSEE 38119
 - DEED MAP 54, INSERT N, GROUP G, PARCEL 18,20
 - DEED BOOK 1844, PAGE 778
2. ABOVE GROUND AND UNDERGROUND UTILITIES AS SHOWN WERE LOCATED BY GROUND PENETRATING RADAR (GPR) SURVEYING MAJOR DRAWINGS BY OTHERS. VERIFICATION AS TO EXISTENCE, LOCATION, SIZE, MATERIAL AND DEPTH SHOULD BE OBTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO AVOID COMPLETES AND/OR HAZARDOUS NOTIFY TENNESSEE ONE CALLING ACTIVITIES.
3. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS PROVIDED BY CANNON & CANNON, INC. DATED JANUARY 26, 2006.
4. UNLESS NOTED OTHERWISE, ALL UTILITIES ARE TAKEN FROM THE UNITS DRAWING FACE OF CURB.
5. THE MINERAL AGGREGATE BASE AND ASPHALT SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, METHODS, DRAWINGS, AND THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
6. CONCRETE SHALL BE PLACED AND FINISHED AT A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
7. TRAFFIC CONTROL DEVICES FOR PARKING MARKINGS SHALL CONFORM TO THE CURRENT HOVARD HIGHWAY ADMINISTRATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
8. TOTAL NUMBER OF PARKING SPACES PROVIDED = 14.
9. EXISTING BUILDING TO BE DEMOLISHED AND UTILITIES SHALL BE REMOVED AND THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND THE UTILITY COMPANIES INVOLVED.

LANDSCAPING:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE CITY OF KNOXVILLE, TENNESSEE, AND THE CITY OF KNOXVILLE MINIMUM SUBDIVISION REGULATIONS.
2. SETBACKS SHALL BE MAINTAINED TO ASSURE SURVIVAL A MINIMUM OF 18 MONTHS AFTER COMPLETION OF CONSTRUCTION.

EROSION CONTROL:

EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TCEQ AND THE CITY OF KNOXVILLE - KNOXVILLE UTILITY BOARD AND THE CITY OF KNOXVILLE - KNOXVILLE UTILITY BOARD PERMITS OF THE PROPERTY, UNTIL PAVING & LANDSCAPING OPERATIONS ARE COMPLETED.

UTILITY SERVICES:

UTILITY SERVICES ARE AVAILABLE FROM THE FOLLOWING:

- WATER - KNOXVILLE UTILITIES BOARD
- SEWER - KNOXVILLE UTILITIES BOARD
- ELECTRIC - KNOXVILLE UTILITIES BOARD
- TELEPHONE - KNOXVILLE UTILITIES BOARD
- TELEVISION - KNOXVILLE UTILITIES BOARD
- CABLE - COMCAST

LEGEND

①	COORDINATE POINT
○	SINGLE SOLID WHITE LINE
▨	ASPHALT PAVEMENT
④	NUMBER OF STANDARD PARKING SPACES
△	HORIZONTAL CONTROL POINT
---	PROPERTY LINE
1/C1.01	DETAIL REFERENCE (DETAIL NO./SHEET NO.)

Cannon & Cannon, Inc.
 Civil Engineering - Field Services
 1014 North Main Street
 Suite 1100, Knoxville, Tennessee 37902
 Phone: (865) 524-4444
 Fax: (865) 524-4444

CLIENT: NATIONAL HEALTH CARE
 120 WEST SECOND STREET
 KNOXVILLE, TENNESSEE 37902
 (865) 777-4000

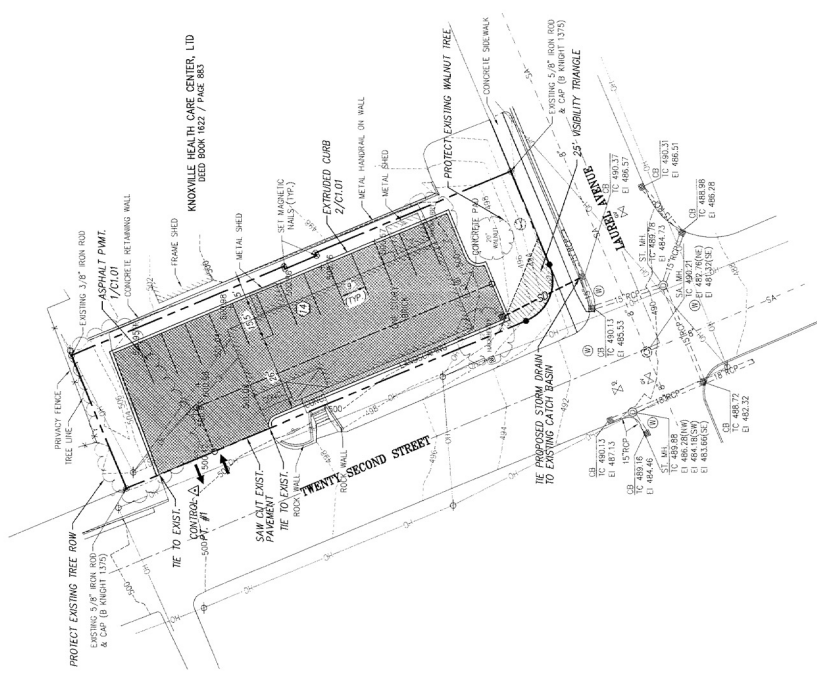
PROJECT: PROPOSED TEMPORARY PARKING
 TWENTY SECOND STREET, KNOXVILLE AVENUE
 KNOXVILLE, TENNESSEE

CONCEPT PLAN / USE ON REVIEW

CONTRACT NO.	0651-0000
DATE	JANUARY 31, 2006
FILE NO.	
DRAWN BY	
CHECKED BY	
DATE	

PRELIMINARY
 NOT FOR
 CONSTRUCTION

C1.01



U.O.R.
 DATE: 3-K-06-UR
 2.6.06

DESCRIPTION OF CONCEPT PLAN

I hereby certify that I am an engineer, licensed to do so in the State of Tennessee, and that I am the author of the design and drawings shown on this plan and accompanying sheets. I further certify that the plan and accompanying sheets were prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Tennessee. I am a member of the Tennessee State Bar and the Tennessee State Bar Association. I am also a member of the American Society of Civil Engineers and the American Society of Professional Engineers.

 Professional Engineer
 License No. 17,455