

▶ **FILE #:** 8-SE-08-C

AGENDA ITEM #: 16

AGENDA DATE: 8/14/2008

▶ **SUBDIVISION:** WHITE'S ADDITION

▶ **APPLICANT/DEVELOPER:** COVENANT HEALTH PROPERTIES

OWNER(S): Covenant Health Properties

TAX IDENTIFICATION: 94 N K 019

JURISDICTION: City Council District 1

▶ **LOCATION:** Northwest side of Clinch Ave., northeast side of Nineteenth St.

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area

WATERSHED: Third Creek

▶ **APPROXIMATE ACREAGE:** 1.75 acres

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

▶ **EXISTING LAND USE:** Dead end alley

▶ **PROPOSED USE:** Dead end alley

SURROUNDING LAND USE AND ZONING: 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.

▶ **NUMBER OF LOTS:** 0

SURVEYOR/ENGINEER: Land Development Solutions

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

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 4 conditions:**

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:

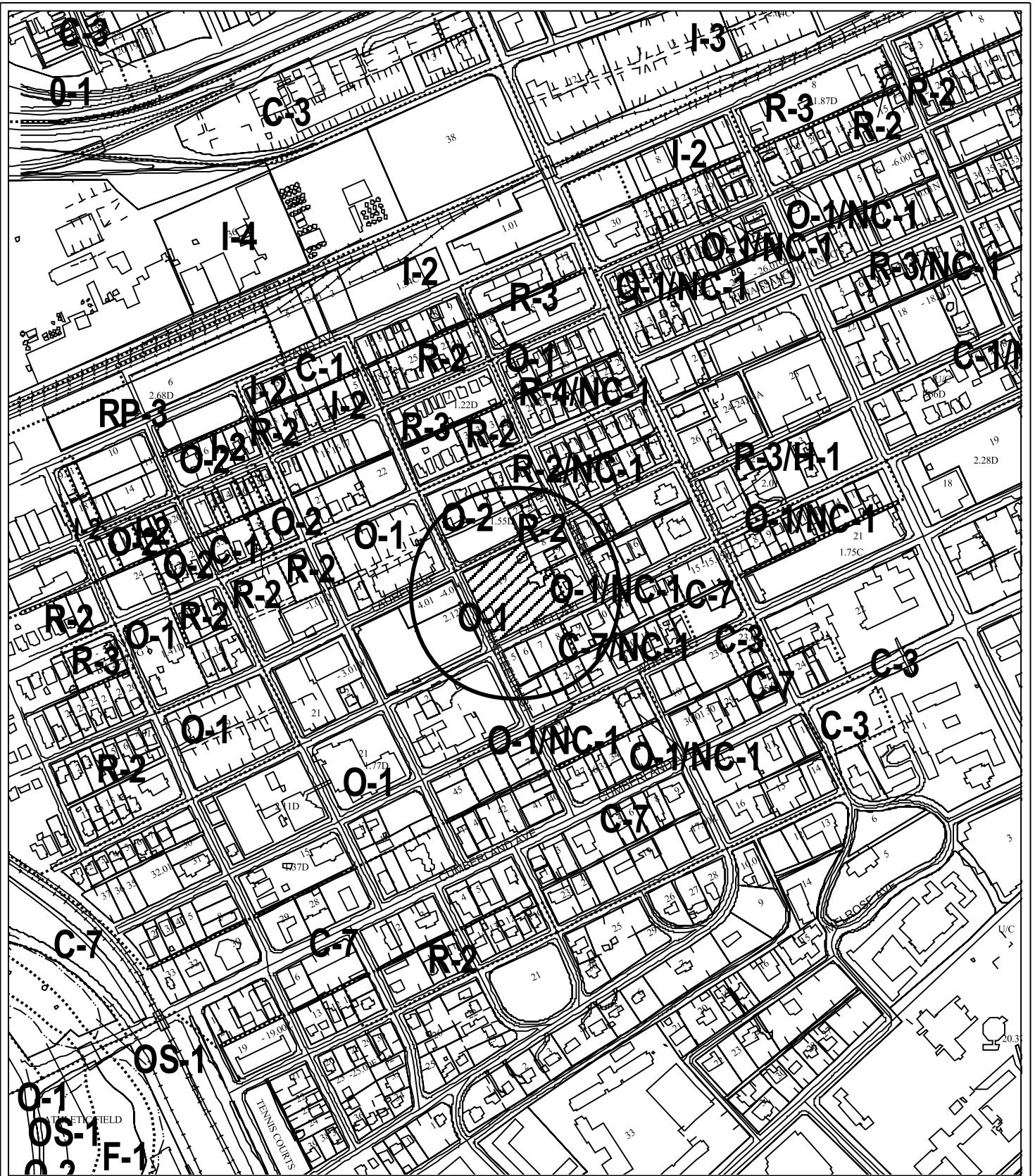
On June 12, 2008 MPC recommended that a portion of the alley between Eighteenth and Nineteenth Streets and south of Laurel Ave. be closed as requested by Fort Sanders Medical Center. As part of the closure, the applicant has to install a turn around at the dead end of the remaining portion of the alley 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.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.




8-SE-08-C
CONCEPT PLAN

Subdivision: White's Addition

Map No: 94

Jurisdiction: City

 Approval of a Concept Plan

Original Print Date: 07/21/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



7. AVENUE

The Thompson Cancer Survival Center
Deed #2055-390
Parcel 8

William P Scarlet Jr.
Deed #1584-476
Parcel 9

Fort Sanders Regional Medical Center
Deed #20021028-0036471
Parcel 19

Clinch Avenue Realty LP
Deed #2305-416
Parcel 18



ASPH P PARKING

20'

20'

PUBLIC ALLEY

Proposed Paved
Turn Around

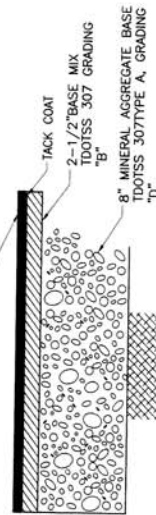
20'R

20'

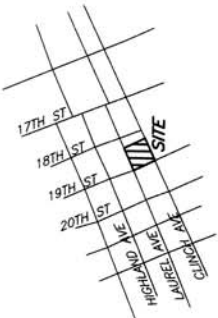
70'

Property Lines to be
Abandoned

1-1/2" ASPHALTIC CONCRETE
SURFACE TDOTSS 307
GRADING "C-S"



Heavy Duty Paving



LOCATION MAP
N.T.S.

NOTES

1. City Map No. 004, Insert N, Group K, Parcels 8 & 19
2. Total lots = 2, Area = 0.27 Ac (Parcel 8), 1.73 Ac (Parcel 19).
3. This property is zoned O-1, Parcel 8 zoned O-2
4. Survey By:
Andrew Lewis Surveying
814 E. Clinch Avenue
Knoxville, TN 37920
Ph. 865-573-5690

Variance granted by MPC, August 14, 2008

1. Reduction in the drainage & utility easement on Knoxville Street frontage from 10' to 0'.
2. Reduction in the drainage & utility easement on the East boundary of the project from 10' to 0'.
3. Reduction in the drainage & utility easement on Laurel Ave. frontage from 10' to 0'.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft



CONCEPT PLAN FOR:
FORT SANDERS REGIONAL MEDICAL CENTER &
THE THOMPSON CANCER SURVIVAL CENTER
ALLEY CLOSURE - REVISED TURN AROUND

CITY BLOCK 10204
10th WARD, KNOXVILLE
DISTRICT 4, KNOXVILLE, TENNESSEE
DATE: 7-07-08 REVISED:



310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281 FAX 865-671-2283

OWNER:
COVENANT HEALTH PROPERTIES
ADDRESS:
280 FORT SANDERS WEST BLVD.
BLDG. 4, SUITE 214
KNOXVILLE, TN 37922
PHONE:
865-531-5251

LEGEND

- (R/O) IRON ROD (OLD)
- (R/N) IRON ROD (NEW)
- PROPERTY LINE
- ADJOINING PROPERTY
- CENTER LINE
- Parcel No. 19