



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 2-SD-08-C

**AGENDA ITEM #:** 25

**AGENDA DATE:** 2/14/2008

▶ **SUBDIVISION:** GERDAU AMERISTEEL, ALLEY RELOCATION

▶ **APPLICANT/DEVELOPER:** GERDAU AMERISTEEL US, INC.

**OWNER(S):** Gerdau Ameristeel US, Inc.

**TAX IDENTIFICATION:** 81 P P 007 & PART OF 001

**JURISDICTION:** City Council District 5

▶ **LOCATION:** North side of Louisiana Ave., south side of Connecticut Ave., west of Sherman St.

**SECTOR PLAN:** Central City

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

**WATERSHED:** Third Creek

▶ **APPROXIMATE ACREAGE:** 0.33 acres

▶ **ZONING:** R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay) & R-2 (General Residential) / IH-1 (Infill Housing Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Alley construction and dedication

**SURROUNDING LAND USE AND ZONING:**  
North: Residences / R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay) & R-2 (General Residential) / IH-1 (Infill Housing Overlay)  
South: Vacant land / R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)  
East: Residences / R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)  
West: Residences / R-2 (General Residential) / IH-1 (Infill Housing Overlay)

▶ **NUMBER OF LOTS:** 0

**SURVEYOR/ENGINEER:** Barge Waggoner Sumner & Cannon

**ACCESSIBILITY:** Access is via Connecticut Ave. a local street with a 26' pavement width within a 50' right-of-way on the north and an unnamed alley with an 8'-10' pavement width within a 15' right-of-way on the south.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the concept plan for the first phase of an alley relocation subject to 4 conditions**

1. Meeting all applicable requirements of the Knoxville Engineering Division.
2. The final plat for this alley dedication shall include the combination of the remaining portion of Tax Parcel 081PP007 with Tax Parcel 081PP001 to the west and the dedication of the additional right-of-way at the southwest end of Connecticut Ave.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
4. 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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

**COMMENTS:**

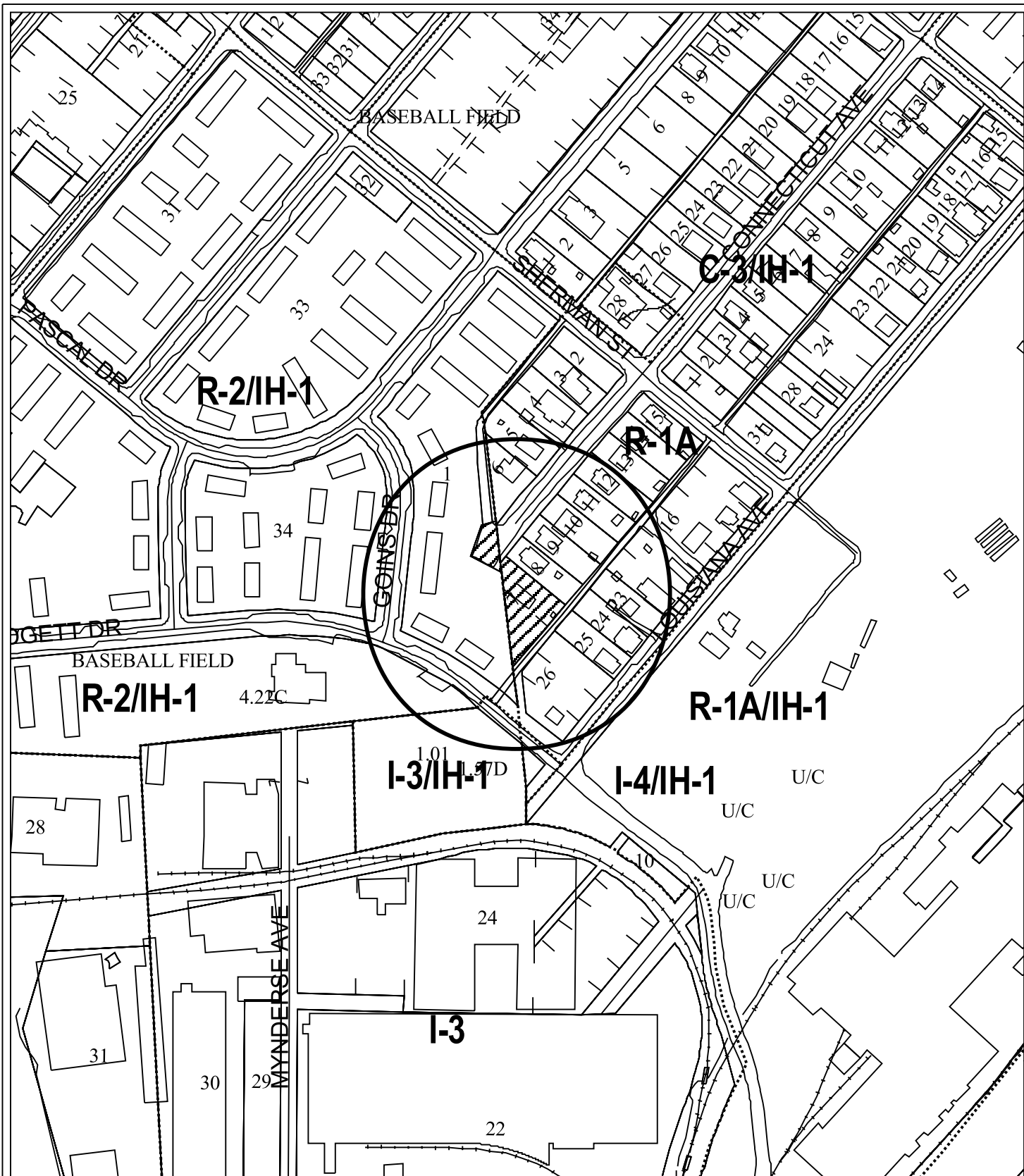
The applicant is proposing to construct and dedicate a new alley connection between Connecticut Ave. a local street with a 26' pavement width within a 50' right-of-way on the north and an unnamed alley with an 8'-10' pavement width within a 15' right-of-way on the south. This new alley connection is the first phase of the relocation of the southwestern end of the alley that is located between Connecticut Ave. and Louisiana Ave. and extends between Sherman St. on the northeast end and Badgett Dr. on the southwest end. Once this alley connection is made to Connecticut Ave., the applicant proposes to request closure of the alley connection to Badgett Dr., a portion of Badgett Dr. and the southwest end of Louisiana Ave.

This new alley connection will come out of the northeast portion of Tax Parcel 081PP007. The remaining portion of the parcel will be added to Tax Parcel 081PP001 which is located to the west. The proposal also includes the dedication of a portion of Tax Parcel 081PP001 that is located at the southwest end of Connecticut Ave. as public right-of-way. This area is already paved.

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.



2-SD-08-C  
CONCEPT PLAN

Subdivision: Gerdau Ameristeel,  
Alley Relocation  
Map No: 81  
Jurisdiction: City

 Approval of a Concept Plan

Original Print Date: 02/06/08 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





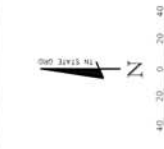
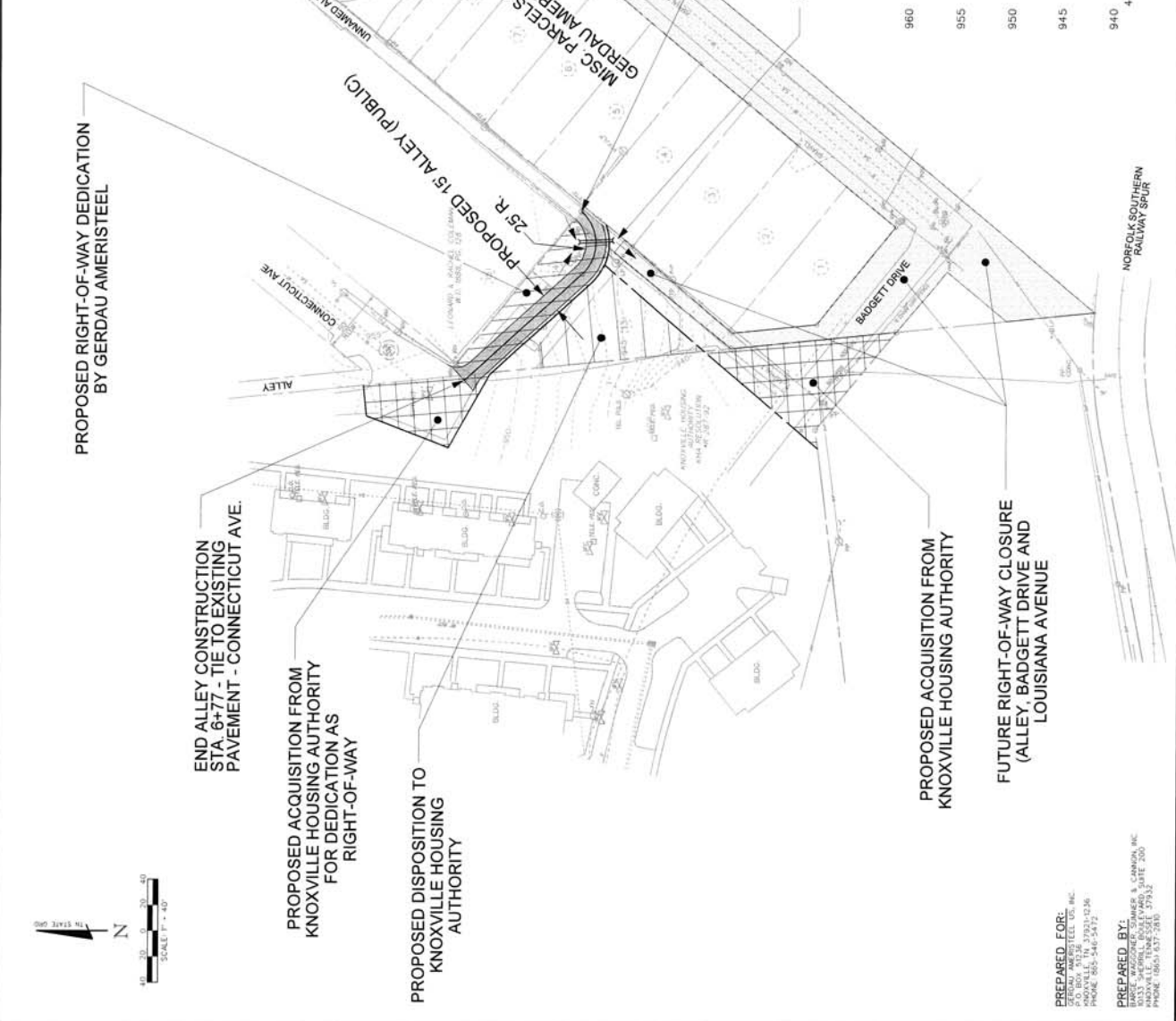
NO.	DATE	DESCRIPTION
1	08-11-08	PRELIMINARY
2	10-15-08	REVISED PER MDC COMMENTS

V1.01

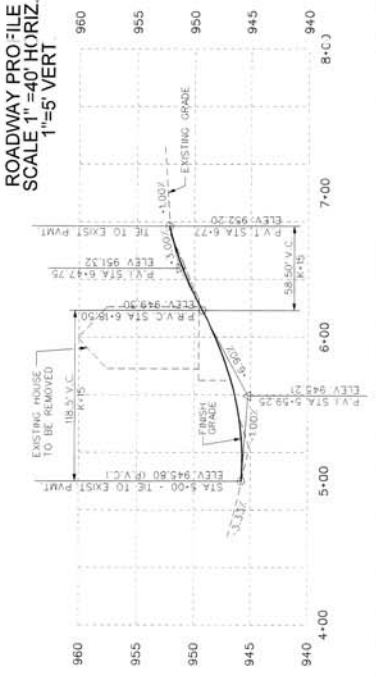
FILE NO. 31567-01



Certification of Concept Plan:  
 I, the undersigned, being a duly licensed Professional Engineer in the State of Tennessee, do hereby certify that the plan and accompanying drawings, documents and statements conform to the provisions of the laws of the State of Tennessee, and that the same are a true and correct copy of the original as filed in my office. My commission expires on 12/31/09.  
 Registered Land Surveyor  
 1-31-08  
 R.L. S. No. 1324



- GENERAL NOTES:
1. THE PROPOSED ALLEY WILL BE 60'WIDE, LOCATED ON THE WEST SIDE OF THE PROPOSED 15' ALLEY, AND IS LOCATED WITHIN CITY BLOCK NO. 1952.
  2. ALL UTILITIES AND STRUCTURES TO BE REMOVED OR RELOCATED ARE SHOWN ON THE ATTACHED MAP.
  3. ALL NEW LOTS ARE PROPOSED TO BE 30' WIDE, 100' DEEP, AND TO BE 10' FROM THE ALLEY AND 10' FROM THE PROPERTY OR DEDICATED ADJACENT PROPERTY.
  4. SURVEYS PREPARED BY HAROLD WAGNER, SURVEYOR AND CARRON, INC.



PREPARED FOR:  
 GERDAU AMERISTEEL US INC.  
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