



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

▶ **FILE #:** 2-SA-12-C

AGENDA ITEM #: 12

AGENDA DATE: 9/13/2012

▶ **SUBDIVISION:** GERDAU AMERISTEEL PROPERTY

▶ **APPLICANT/DEVELOPER:** GERDAU AMERISTEEL

OWNER(S): Gerdau Ameristeel US, Inc.

TAX IDENTIFICATION: 81 P K 032-035 081 PK 00101,00102 & 002

JURISDICTION: City Council District 5

▶ **LOCATION:** Northwest side of Ely Ave., southwest of Bragg St.

SECTOR PLAN: Central City

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

WATERSHED: Third Creek

▶ **APPROXIMATE ACREAGE:** 1.32 acres

▶ **ZONING:** I-4 (Heavy Industrial) / IH-1 (Infill Housing Overlay)

▶ **EXISTING LAND USE:** Public right-of-way and vacant property

▶ **PROPOSED USE:** Industrial use and turnaround for Public Street.

SURROUNDING LAND USE AND ZONING: Development in the area consists of a steel mill (Gerdau Ameristeel) and detached residences. Zoning in the area is I-2 and I-4 Industrial and IH-1 Infill Housing

▶ **NUMBER OF LOTS:** 0

SURVEYOR/ENGINEER: Barge Waggoner Sumner & Cannon

ACCESSIBILITY: Access is via Ely Av., a local street with pavement that varies from 14' to 18' in width.

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Variance to allow a hammer-head turnaround in-lieu-of the required cul-de-sac turnaround for a public street.
2. Horizontal curve variance from 100' to 25' on proposed alley

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2 because the site's size restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions

1. MPC and City council approval of the proposed street closures (12-A-11-SC & 12-SB-11-SC)
2. Construction of the hammer head turn around and the new alley section prior to removal of the existing pavement in the sections of Ely Av. and Stonewall Av. that are proposed for closure. The construction of the proposed turn-around and alley are to be done per the requirements of the Knoxville Engineering Dept.
3. The proposed hammer head turn around being constructed to meet AASHTO standards
4. Designating the new portion of the alley to New York Av. as a north bound one-way street
5. Relocating the EPA air monitoring station per their requirements prior to transferring the proposed closed right-of-way to the applicant
6. Meeting all other applicable requirements of the City Engineering Dept.

7 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.

COMMENTS:

The applicant is proposing to close a portion of Ely Av. and Stonewall St. Since the proposed closure does not include all of Ely Av., traffic circulation will have to be maintained on that street. The applicant is proposing to construct a hammer head turn around at the end of Ely Av. This will allow traffic the opportunity travel the full length of the remaining street.

The Knox County Air Quality Management Department on behalf of the U.S. Environmental Protection Agency has requested that closure of the proposed rights-of-way be delayed until such time that an alternative site for the existing air quality monitor can be found and the equipment relocated.

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.