

Municipal Planning Commission

April 19, 2018 meeting

All commissioners were present except Todd Wilson. Staff members Wayne Blasius, Kelly Duggan, and Ken Krushenski were also present.

The first business item was reconsideration of a site plan approval and variance request to allow garage doors that face S. Illinois Ave. for Tire Discounters. The site is a vacant lot at the corner of S. Illinois and Badger Avenues. The site master plan was approved at a special called meeting on March 8 but the variance request received a no-action vote on March 15.

Between the March and April meetings the staff reviewed other automobile service establishments on the Turnpike and Illinois Ave. Most were built before the requirement regarding garage doors was added. Since Tire Discounters faces both Illinois and Badger Avenues, the garage door bays will face a street whichever way the building is turned. Because of the topography of the site, a retaining wall along Illinois Ave. will be required, but it will be much lower if the building is turned toward Illinois instead of Badger. In addition, the applicant will work with City staff to determine a planting scheme that complements and enhances the existing and proposed tree-scape and buffers in the site's vicinity. Commission approved the plan, including the variance.

The commission approved zoning changes for two parcels in Heritage Center from FIR, Federal Industry and Research, to IND-2 IMDO, Industrial Manhattan District Overlay. These zoning changes are necessary whenever DOE is ready to transfer the land to the City through the Community Reuse Organization of East Tennessee (CROET).

The next request was for an amendment to the Groves Park Traditional Neighborhood Development (TND) Final Master Plan. It is a modification of lots 106-130 and 141-166, to remove alleys along rear lot lines. The property is now under new ownership and the current developer wants to build houses with front garages rather than rear garages. The staff believes the front-loaded garages may create more interaction between neighbors and activity near the sidewalks. The streets in the area are not designed for on-street parking so the curb cuts will not be a problem. The staff recommended approval and the commission agreed.

The final request was for approval of a site plan for a vacant lot with frontage on Wilson Street and Main Street West. The developer plans to construct a 5300 square foot building that will house a pharmacy and a restaurant. The entrance to the 43-space parking lot will be off Wilson Street. Our ordinance requires that all four sides of the dumpster enclosure be constructed of wood and/or masonry. The developer requested a variance to allow metal doors for the dumpster enclosure. The commission approved the site plan and the variance for the dumpster.

There will be a Blueprint Open House on April 26 at the Civic Center from 5:30 to 7 p.m. This will cover open areas including the UT Agricultural Research Institute and Arboretum, the Horizon Center, TVA area, and the Water Treatment facility.

~Claudia Lever, Observer and Commission Member