

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: September 15, 2005****NAME**

Tram Nguyen

LOCATION738 Natchez Trail Court and Lot 1, Natchez Trail Court
(Northwest and Northeast corners of Cottage Hill Road and
Natchez Trail Court)**PRESENT ZONING**

R-1

ENGINEERING**COMMENTS**

No waiver recommended. Sidewalk can be constructed to COM standards without undue hardship. The landscaping shown by the applicant was placed within the COM rights-of-way at the location designated for sidewalks.

REMARKS

The applicant is requesting a waiver of the sidewalk construction requirements for two lots on Natchez Trail Court.

The applicant states that the neighborhood does not desire the sidewalk, that the sidewalk would interfere with the neighborhood entrance, and that there is not enough space for both a sidewalk and landscaping between the street and the entrance wall. The applicant further states that a sidewalk could present safety concerns along Cottage Hill Road.

It should be noted that it has been the Commission's policy to approve sidewalk waivers only in cases where there was an engineering reason or physical barrier that made installation of the sidewalk impracticable.

The applicant has submitted photos showing flowerbeds where the proposed sidewalk would be. Engineering comments that the sidewalk can be constructed, and notes that the landscaping was placed within the portion of the right-of-way designated for sidewalks.

Sidewalks have already been constructed along the Cottage Hill Road frontage of these lots, and along the majority of Natchez Trail Court. The area for which the waiver is requested would connect Natchez Trail Court sidewalks to existing Cottage Hill Road sidewalks. Rather than detracting from safety, the new sidewalks would contribute to it, by not forcing pedestrians into the road to get from one sidewalk to another.

RECOMMENDATION

Based on the preceding, it is recommended that this request for a Sidewalk Waiver be denied, for the following reason: 1) there is no engineering reason or physical barrier that would make installation of the sidewalk impracticable.

LOCATOR MAP



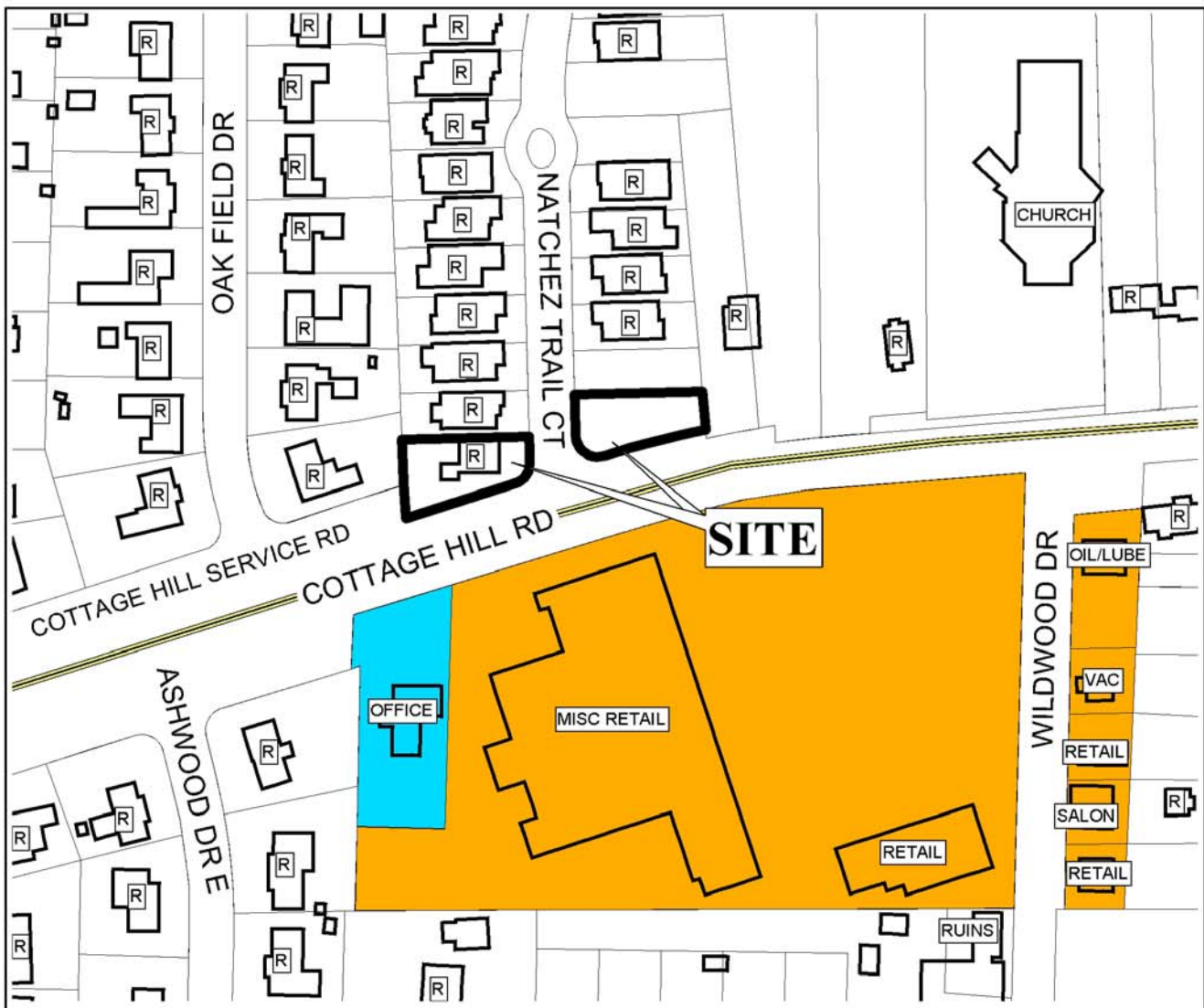
APPLICATION NUMBER 23 DATE September 15, 2005

APPLICANT Natchez Trail Court Sidewalk Waiver (Tram Nguyen, Applicant)

REQUEST Sidewalk Waiver



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is located in an area of mixed commercial and residential land use.

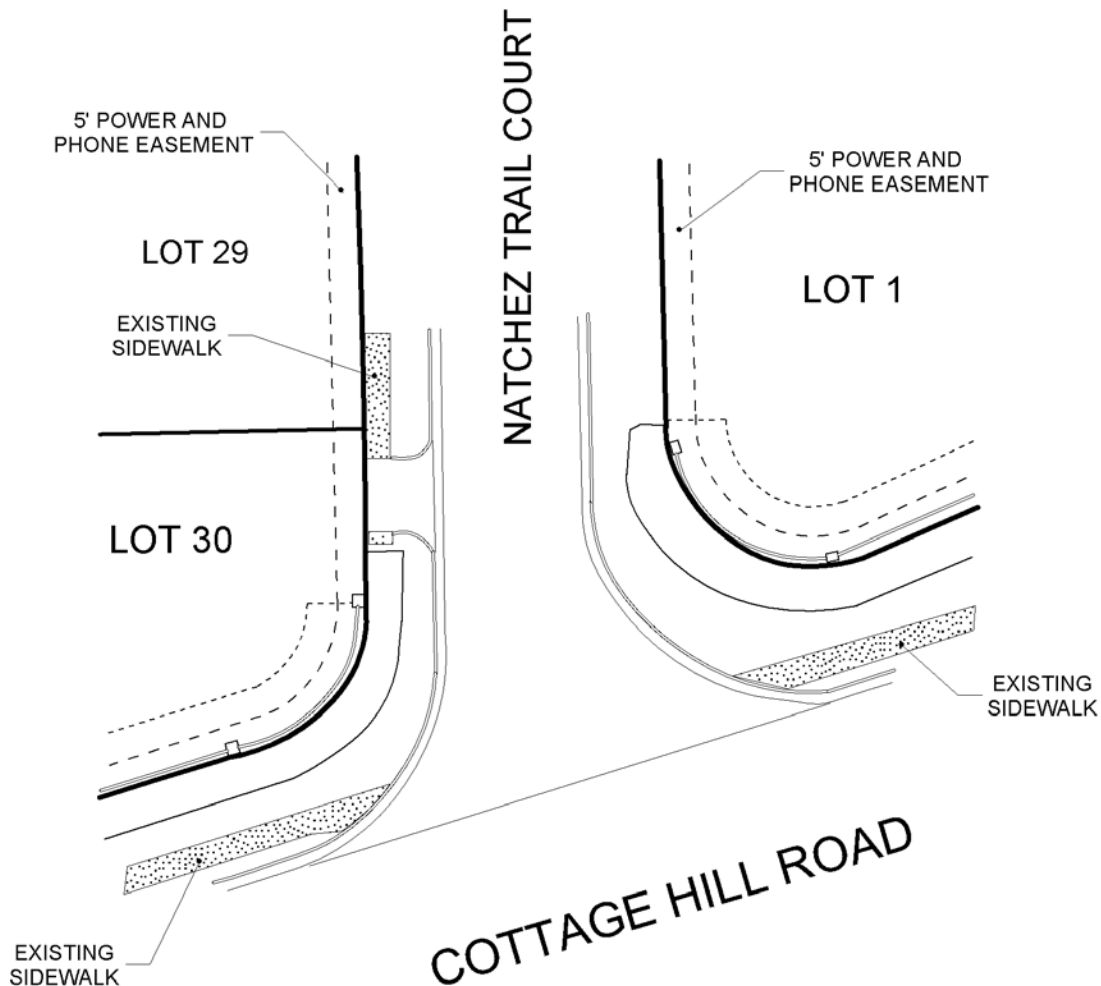
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REQUEST Sidewalk Waiver

LEGEND NTS

SITE PLAN



The site is located at the Northwest and Northeast corners of Cottage Hill Road and Natchez Trail Court. the plan illustrates the existing, paving, structures and landscaping.

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