

Smith & Mahoney
CONSULTING ENGINEERS

Report by Matthew Delany, Con-
sultant to Town, to "Doctors Committee"
re Mastrianni property @ 1467 Western Ave.
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Alternatives

- 1 Dr Mastrianni, Abouhel and Murphy remain at 1461 Western Avenue. Dr Hart opens at 1467 Western Ave providing adequate parking on site or adjacent to the office. If there is not sufficient parking space ~~there~~ available on the lots, additional parking spaces should be provided nearby for doctors and staff, e.g. at Kings garage. It would appear that Drs Mastrianni, Abouhel and Murphy require a minimum of 10 patient parking spaces and 6 parking spaces for doctors and staff. Dr Mastrianni is agreeable to obtain parking spaces at Kings Garage. The exact requirements for Dr Hart's practice have not been determined. He states 3 to ~~for~~ 4 patients per hour. In addition there is the necessity to obtain spaces for the doctor plus two assistants, a total of 7 spaces. Parking should be banned on the adjacent streets and the cars illegally parked ticketed regularly.

Benefits: The professional use is in keeping with the current busy atmosphere on Western Avenue. In both instances, the traffic generated does not exit directly onto the Avenue, but via the side streets Elmwood and Parkwood. Elmwood also exits onto Fuller Rd. There appears to be no guarantee that the houses presently occupied by the doctors would return to single family use if the present occupants were removed.

- 2 Professional Building on Garrison Property east of Knowles Terrace. This site is not suitable for such use unless access to Knowles Terrace were provided to eliminate direct access to Western Ave, which would cause severe traffic hazard.

Dec 1973

by purchase
of adjacent
property or

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- 3 Provide parking area at the lower end of Elmwood Street adjacent to Western Avenue, making the street a cul-de-sac. Entry and exit to and from parking might be combined with that of the professional building.
- 4 Enforce dead restrictions. This may be difficult to do, since the professional building was permitted. Furthermore, the removal of the doctors creates the problem of where referred to in alternate no. one.

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Record of Parking related to Medical Practitioners in

Facility	Time					
	10.30		11.00		11.30	
	No. of autos		No. of autos		No. of autos	
	In lot	On Street*	In lot	On Street*	In lot	On Street*
Mastrianni)	5	10	5	13	5	14
Albanel						
Murphy }						
Harf	unoccupied					
Grechan	1	-	-	-	1	-
Professional Building overflow on Western Ave	-	-	-	-	-	-

* Parking on Elmwood may include some taxicabs, although this is not likely.

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12.00		2.30		3.30	
No of autos		No of Autos		No of Autos	
* In lot	On street *	In lot	On street *	In lot	On street *
5	7	5	10	5	9

1 -
-

1 -
5

1 -
4

is for professional building when the parking lot