

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 1-B-02-UR **Related File Number:**
Application Filed: 12/6/2001 **Date of Revision:**
Applicant: PUBLIC BUILDING AUTHORITY OF KNOXVILLE / KNOX COUNTY
Owner:

PROPERTY INFORMATION

General Location: East side of Worlds Fair Park Dr., south side of Cumberland Ave., south side Western Ave., east side of Eleventh St.

Other Parcel Info.:

Tax ID Number: 94 M 23,24,32,31 OTHER: 094MC 6 & 23, 094MG 41, 094 **Jurisdiction:** City

Size of Tract: 20.2 acres

Accessibility: Access is via World's Fair Park Dr., a local street with a pavement width of 32' within a 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Convention center under construction

Surrounding Land Use:

Proposed Use: Parking and circulation plan **Density:**

Sector Plan: Central City **Sector Plan Designation:**

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: A portion of the World's Fair site is being redeveloped with the new convention center. The site is bounded on the east and north by the central business district. West of the site is the Fort Sanders neighborhood. The University of Tennessee is located to the south of the site.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-2 (Central Business)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Site zoned C-2 prior to the 1982 World's Fair

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the parking and circulation plan as shown on the development plan subject to 5 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Department of Engineering.
2. Meeting all applicable requirements of the Knoxville City Arborist.
3. Meeting all applicable requirements of the Knoxville City Fire Marshal's Office.
4. Landscaping to be installed per the requirements of the City Engineering Dept.
5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

Comments: The development plan submitted for review depicts a parking and circulation plan. The parking plan is being presented as a use on review as required by the Knoxville Zoning Ordinance. The primary focus of the parking plan is the reworking of the existing parking on the site. The current parking serving current restaurants and offices and the Knoxville Museum Of Art is being redesigned. A new parking area is being provided at the northwest corner of the site for use by the visitors to the Museum of Art. Parking for the Convention Center is to be provided by off-site parking facilities.

The C-2 (Central Business District) zoning regulations does not require that parking be provided with each use or development as mandated in the other zoning districts. Parking is provided in the downtown area primarily by larger parking facilities, many of which are privately owned and operated on a commercial basis. When the Downtown Plan was developed in the late 1980's it was recognized that an adequate supply of parking, spread throughout the downtown area was necessary. That plan identified general areas to be considered for parking and established guidelines for the parking facilities. The primary purpose of the guidelines was to locate commuter parking around the edges of the downtown area and allow the lots on the internal streets to provide short term parking. Two parking areas were identified for the World's Fair site. The plan noted the lots would serve both downtown employees and University of Tenn. parking needs. Since that time, the decision to locate the convention center on the World's Fair site has impacted the parking plan. Since the on-site commuter parking lots are no longer an option, a new parking garage has been built next to the Y.M.C.A. and another parking garage is under construction on Eleventh St. These facilities will serve the purpose of the two parking lots that were called for in the Downtown Plan.

MPC Action: Approved MPC Meeting Date: 1/10/2002

Details of MPC action: APPROVED development plan subject to deleting condition #4 from the staff report and replacing it with: Landscaping to be installed per the requirements of the City Engineering Dept.

1. Meeting all applicable requirements of the Knoxville Department of Engineering.
2. Meeting all applicable requirements of the Knoxville City Arborist.
3. Meeting all applicable requirements of the Knoxville City Fire Marshal's Office.
4. Landscaping to be installed per the requirements of the City Engineering Dept.
5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

Summary of MPC action: APPROVE the parking and circulation plan as shown on the development plan subject to 5 conditions

Date of MPC Approval: 1/10/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: