

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE · KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-D-14-UR **Related File Number:**
Application Filed: 11/19/2013 **Date of Revision:**
Applicant: HATCHER-HILL PROPERTIES, LLC

PROPERTY INFORMATION

General Location: South side of W. Fifth Av., east side of N. Broadway
Other Parcel Info.:
Tax ID Number: 94 E C 006 PT., 012 PT., 013 **OTHER:** 094 EC 014 & 0140 **Jurisdiction:** City
Size of Tract: 0.3 acres
Accessibility: Access is via N. Broadway, a four lane arterial street with a pavement width of 50' within a 65' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: parking
Surrounding Land Use:
Proposed Use: Parking lot expansion **Density:**
Sector Plan: Central City **Sector Plan Designation:** Mixed use
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located at the northern boundary of the Central Business District. C-2 and C-3 commercial zoning is found in the area. Development surrounding this site is made up of the newly refurbished Minvilla development, general commercial uses and mission oriented uses.

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 District)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The site was rezoned from C-3 (General Commercial) to C-2 (Central Business District) in September 2007 (8-J-07-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 request for a parking lot at this location as shown on the site plan subject to 11 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Providing a landscaping plan that reflects the requirements of the Knoxville Tree Ordinance
3. Providing a wrought iron or similar decorative fence on the W. Fifth Av. And N. Broadway frontages
4. Provision of a landscaped strip at least 5' wide along the entire N. Broadway frontage
5. All sidewalk construction being ADA compliant
6. Approval of the location and type of gate by the Knoxville Engineering Dept. Due to the limited size of the site, gating may not be permitted.
7. Meeting all applicable requirements of the Knoxville Engineering Dept.
8. Meeting all applicable requirements of the Tenn. Dept. of Transportation
9. Resubdivision of the site in order to eliminate the existing interior property lines
10. A revised site plan being submitted to MPC staff reflecting the conditions of approval prior to obtaining a site development permit.
11. Resubdivision of the site in order to eliminate the existing interior property lines

Comments: The applicant is in the process of developing a parking lot on a number of small parcels located at the intersection of W. Fifth Av. And N. Broadway. The parking lot s being constructed for use by an adjoining business. All parking lots in the C-2 (Central Business District) require approval through the use on review process.

Since this site is out of the CBD core, fencing is not required. However, the applicant is proposing to fence and possibly gate this parking lot. The fencing will be a decorative fence with a wrought iron look. Due to the possibility of entering vehicles backing up on N. Broadway, gating of this site could be problematic. The location of the gate, if permitted, will have to be approved by the Knoxville Engineering Dept. and the Tenn. Dept. of Transportation.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposal will have no impact on schools.
2. No additional traffic will be added to the surrounding roads with the approval of this request.
3. There will be no impact on utility requirements in the area

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed parking lot is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The proposed parking lot is consistent with the policies and recommendations of the "Downtown Plan".
2. The Central City Sector Plan proposes Mixed Use (retail/office/residential uses) for this site.
3. The Knoxville One Year Plan proposes CBD (Central Business District) for this site.

4. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 1/9/2014

Details of Action:

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Summary of Action:

APPROVE the request for a parking lot at this location as shown on the site plan subject to 11 conditions

Date of Approval: 1/9/2014

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: