

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: 10-B-09-UR
Application Filed: 8/24/2009
Applicant: CITY OF KNOXVILLE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side of E. Hill Av., north side of Volunteer Landing Ln..
Other Parcel Info.:
Tax ID Number: 95 J B 010 & 01001 Jurisdiction: City
Size of Tract: 0.25 acres
Accessibility: Access will be via E. Hill Av., a collector street with a pavement width of 26' within a 50' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Improved open space
Surrounding Land Use:
Proposed Use: Parking lot Density:
Sector Plan: Central City Sector Plan Designation:
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located near the eastern edge of the central business district. Development in the area consists of Volunteer Landing, James Whiter Fort and the Women's Basketball Hall of Fame.

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: None noted

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 as shown on the development plan subject to 2 conditions

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Dept. of Engineering
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance

With the conditions noted, this plan meets the requirements for approval in the C-2 district and the other criteria for approval of a use on review.

Comments: The City of Knoxville is proposing to build a parking lot at the intersection of E. Hill Av. and Volunteer Landing Ln. This proposed parking lot is primarily intended to provide additional spaces for the Volunteer Landing area. Access to Volunteer Landing will be via the elevated walkway and elevator that are already in place. In addition to Volunteer Landing, this parking lot may serve the James White Fort and the Women's Basketball Hall of Fame. The site is currently used as open space with a number of trees on the property. The plan for the parking lot will save a number of these existing trees.

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

- 1. The proposed parking lot will have minimal impact on local services since all utilities are in place to serve this site.
- 2. The proposed parking lot will be located central to a number of potential users.
- 3. The proposal is compatible with the surrounding development along E. Hill Av. and Volunteer Landing Ln.

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

- 1. The proposed parking lot meets all of the requirements of the Knoxville Zoning Ordinance.
- 2. 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 neighborhoods 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 PLANS

- 1. The Central City Sector Plan and One Year Plan identifies the property for CBD (Central Business District) uses. The proposed development is consistent with these plans.

Action: Approved

Meeting Date: 10/8/2009

Details of Action:
1. Meeting all applicable requirements of the Knoxville Dept. of Engineering
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance

With the conditions noted, this plan meets the requirements for approval in the C-2 district and the other criteria for approval of a use on review.

Summary of Action: APPROVE the request for a parking lot as shown on the development plan subject to 2 conditions

Date of Approval: 10/8/2009

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: