

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-J-05-UR **Related File Number:**
Application Filed: 9/6/2005 **Date of Revision:**
Applicant: PARKER, SHIFLETT & COMPANY
Owner:

PROPERTY INFORMATION

General Location: South and north sides of W. Depot Ave. between N. Broadway and N. Gay St.
Other Parcel Info.:
Tax ID Number: 94 E K 14, 14.01 & PARCELS 8-12 **Jurisdiction:** City
Size of Tract: 1.294 acres
Accessibility: Access is via W. Depot St., a local access street with a 35' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial building and parking lot
Surrounding Land Use:
Proposed Use: New and refurbished parking lots **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The proposed and refurbished parking lots are located in an area of mixed commercial uses on the north side of the railroad yards in the central business district.

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

Street: 428 W Depot St
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:

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for a new parking lot and refurbishing of an existing lot at the locations as shown on the development plan subject to 6 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Lighting must be installed to reduce shadowed areas and increase safety of the lot
3. Meeting all applicable requirements of the Knoxville Engineering Division.
4. Compliance with the Access Control Policy of the Knoxville Engineering Division.
5. Meeting all applicable requirements of the Knoxville City Arborist
6. Installing all landscaping as shown on the development plan within six months of the parking lot becoming operational

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

Comments: The applicant is proposing a new surface parking lot and the resurfacing of an existing lot in the C-2 district. The new parking lot will be located on the south side of W. Depot Ave. between N. Broadway and N. Gay St. on approximately 1.294 acres. The existing buildings on this site will be demolished. The parking lot which includes 135 parking spaces will have two access drives onto W. Depot Ave. This will be a leased lot and will provide parking for the Bell South offices located on the north side of the street.

The existing parking lot is located on the north side of W. Depot Ave. at the intersection with N. Gay St. This lot of approximately 0.63 acres is proposed to be resurfaced and restriped with a total of 72 spaces. Landscaped medians and islands are being added to the lot. The lot has access to both W. Depot Ave. and N. Gay St.

Parking lots that are proposed in the downtown area are required to meet the design standards contained in the Downtown Plan. This site is outside of the Central Business Core Area.

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

1. Existing utilities are in place to serve both sites.
2. The proposal will have minimal impact on the street system since the sites are located on W. Depot Ave., a street that has signalized intersections with N. Broadway and N. Gay St..
3. The parking lots are compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposal meets all requirements of the C-2 zoning district and Article 5 Section 7 of the Knoxville Zoning Ordinance which deals specifically with parking lot design standards as well as the general criteria for approval of a use on review.
2. The proposed parking lots are consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the One Year Plan, 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create and

unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan proposes Mixed Use within the CBD, General Commercial and Light Industrial uses for the sites. The Central City Sector Plan proposes Mixed Uses.

MPC Action: Approved **MPC Meeting Date:** 10/13/2005

- Details of MPC action:**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
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With the conditions noted, this request meets the requirements for approval in the C-2 district and the other criteria for approval of a use-on-review.

Summary of MPC action: APPROVE the request for a new parking lot and refurbishing of an existing lot at the locations as shown on the development plan subject to 6 conditions

Date of MPC Approval: 10/13/2005 **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:**