

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: 12-F-02-UR **Related File Number:**
Application Filed: 11/12/2002 **Date of Revision:**
Applicant: BRETT HONEYCUTT / PARKING LOT
Owner:

PROPERTY INFORMATION

General Location: South side of Clinch Ave., east side of James Agee St.
Other Parcel Info.:
Tax ID Number: 94 M H 001 **Jurisdiction:** City
Size of Tract: 0.2 acres
Accessibility: Access is via Clinch Ave., a minor collector street with a pavement width of 32' within a 50' right-of-way, and a 12' alley extending from Fourteenth St. to James Agee St.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Commercial Parking Lot **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is in an area that includes a mix of residential, institutional and commercial uses.

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

Street: 1416 Clinch Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical and Related Services) & NC-1 (Neighborhood Conservation Overlay District)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The NC-1 (Neighborhood Conservation Overlay District) was applied to this property on September 13, 2000.

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 development plan for a "Class C" commercial parking lot at this location, subject to 6 conditions:

Staff Recomm. (Full):

1. Obtaining a Certificate of Appropriateness from the Knoxville Historic Zoning Commission for the parking lot improvement.
2. Installing all landscaping, as shown on the approved landscape plan within six months of completion of the parking lot. This also includes the landscaping along Clinch Ave. for the two lots to the east (CLT #'s 094MH002 & 003).
3. All landscaping shall be maintained to keep a clear zone over sidewalks and within the visibility triangle.
4. Meeting all requirements of the City of Knoxville Department of Engineering.
5. Meeting all requirements of the City of Knoxville Arborist.
6. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, the development plan meets all requirements for approval of a Use-on-Review.

Comments:

The applicant is proposing to develop a "Class C" parking lot with 26 parking stalls. The parking lot will be operated as a for profit commercial parking lot. Access to the parking lot is proposed from both Clinch Ave. and the alley. The owner of the property also owns the next two parcels to the east which are existing parking lots.

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

1. The proposed commercial parking lot will have minimal impact on local services since all utilities are already in place to serve this site, and access to the site will be restricted to Clinch Ave. and the alley. There will be no access to James Agee St.
2. The only residential uses in this area are located on the north side of Clinch Ave. The proposed landscape plan for this site includes the addition of a landscape strip along Clinch Ave. for the two existing parking lots located to the east of the site. The proposed landscaping will help to reduce the visual impact of the parking lots on the adjoining residential property.
3. The proposed use will help to meet the parking demand in the Fort Sanders Neighborhood.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ORDINANCE

1. There are no specific use-on-review standards in the Ordinance for a commercial parking lot. The proposed parking lot does meet the "Class C" parking lot requirements as established in Article 5, Section 7 of the Knoxville Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. On September 13, 2000, City Council approved The NC-1 Overlay and Neighborhood Conservation District Guidelines for the Fort Sanders neighborhood which covers this lot. When the NC-1 Overlay was approved, there was a Victorian house located on the lot. That house was moved to a vacant lot on the north side of Clinch Ave. in late 2000. A Certificate of Appropriateness is required from the Knoxville Historic Zoning Commission for development of the commercial parking lot on this vacant lot.
2. The request is consistent with the adopted plans and policies of the General Plan and Fort Sanders Neighborhood Plan. The Neighborhood Plan identifies the street frontages for this lot as areas where

additional street trees should be planted. The proposed landscape plan meets that recommendation. The Neighborhood Plan also identifies the sidewalk along the Clinch Ave. frontage for this lot as having major problems and is in need of repair. The City of Knoxville Department of Engineering will require sidewalk repair as a part of their approval of a detailed site grading and drainage plan.

MPC Action: Approved

MPC Meeting Date: 12/12/2002

Details of MPC action:

1. Obtaining a Certificate of Appropriateness from the Knoxville Historic Zoning Commission for the parking lot improvement.
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4. Meeting all requirements of the City of Knoxville Department of Engineering.
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6. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, the development plan meets all requirements for approval of a Use-on-Review.

Summary of MPC action: APPROVE the development plan for a "Class C" commercial parking lot at this location, subject to 6 conditions:

Date of MPC Approval: 12/12/2002

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: