

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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www.knoxmpc.org

File Number: 2-O-04-UR

Related File Number:

Application Filed: 1/12/2004

Date of Revision:

Applicant: KCDC

Owner:

PROPERTY INFORMATION

General Location: East side Walnut St., south side Wall Ave., north side Union Ave.

Other Parcel Info.:

Tax ID Number: 94 L F 1,20,34-39

Jurisdiction: City

Size of Tract: 1.229 acres

Accessibility: Access is via Walnut St., a minor collector street with 50' of right of way and 35' of pavement width, or via Wall Ave. a local street with 65' of right of way and 27' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Surface parking lot

Surrounding Land Use:

Proposed Use: Parking garage

Density:

Sector Plan: Central City

Sector Plan Designation:

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

Neighborhood Context: This site is located downtown and is surrounded by offices, businesses, residential uses and parking facilities, developed under C-2 zoning.

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:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for a parking garage in the C-2 zoning district, subject to 5 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Installing all landscaping, as shown on the planting plan, within six months of issuance of occupancy permits for this project.
4. Meeting all requirements of the City of Knoxville Arborist.
5. Recording a plat that combines the 8 subject parcels on which the garage is proposed into one lot of record.

With the conditions noted above, this request meets all requirements of the C-2 zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is seeking approval to construct a parking garage in the C-2 zoning district. Parking facilities are permitted with use on review approval in the C-2 zone. The proposed parking garage will be a six-floor structure having a total of 693 parking spaces, 17 of which will be accessible. It is staff's understanding that the parking spaces in this facility will serve the adjacent Market Square businesses, as well as other development in the area.

The plans indicate that a portion of parcels 20 and 34 are to be developed in the future with retail and apartment uses. These uses are permitted uses under the C-2 zoning district and will not require use on review approval. Staff would encourage the future developer of this portion of the site to design the structure in such a way as to be compatible with the character of the surrounding buildings, some of which are historic structures. This proposal shows the Union Ave. elevation with a rather blank façade, but it is setback about 85 feet from the edge of the Union Ave. right of way and landscaping is proposed along the Union Ave. right of way. It is assumed that this future development will continue to be used for surface parking until new construction proceeds.

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

1. The proposed parking garage is compatible in scale and intensity to the surrounding development and zoning pattern. Most of the surrounding structures are at least two floors and one office building to the north is 14 floors.
2. The streets providing access to this site are adequate to serve this development. Public water and sewer utilities are in place to serve this development.

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

1. The proposal is consistent with all requirements of the C-2 zoning district, as well as other criteria for use on review approval.
2. The proposed use 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Central City Sector Plan proposes mixed uses for this site, consistent with this proposal.
2. The City of Knoxville One Year Plan proposes central business district uses for this site, consistent with this proposal.

MPC Action:

Approved

MPC Meeting Date: 2/12/2004

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Installing all landscaping, as shown on the planting plan, per requirements of the City of Knoxville Department of Engineering.
4. Meeting all requirements of the City of Knoxville Arborist.
5. Recording a plat that combines the 8 subject parcels on which the garage is proposed into one lot of record.

Summary of MPC action:

APPROVE the development plan for a parking garage in the C-2 zoning district, subject to 5 conditions:

Date of MPC Approval:

2/12/2004

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: