

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 3-A-12-UR

Related File Number:

Application Filed: 1/11/2012

Date of Revision:

Applicant: JEFFREY NASH

PROPERTY INFORMATION

General Location: Northwest side of Willow Av., east of S. Central St.

Other Parcel Info.:

Tax ID Number: 95 H A 002

Jurisdiction: City

Size of Tract: 1.19 acres

Accessibility: Access is via Willow Av., a minor collector street with a pavement width of 45' within a 70' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Surface parking lot

Density:

Sector Plan: Central City

Sector Plan Designation:

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

Neighborhood Context: This site is located in the "old city" between S. Central St. and the James White Parkway. It is currently before City Council for rezoning consideration to C-2 (Central business District). Other property in the area is zoned C-2 (Central Business District) and I-2 (Restricted Manufacturing and Warehousing). The D-1 (Downtown Design Overlay District) is applied to all of the properties in this area that are located to the west of James White Parkway.

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

Street: 215 Willow Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-2 (Central Business District) & D-1 (Downtown Design Overlay District)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Rezoning request from I-2/D-1 to C-2/D-1 approved by MPC on Feb. 9, 2012 (2-A-12-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 surface parking facility as shown on the site plan subject to 3 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Engineering Dept.
2. Meeting all requirements of the Certificate of Appropriateness from the Downtown Design Review Board (11-B-11-DT)
3. Final approval of the rezoning of the site to C-2/D-1 by the Knoxville City Council

With the conditions noted, this plan meets the requirements for approval in the C-2/ D-1 Districts and the other criteria for approval of a use on review

Comments: The applicant is proposing to construct a parking lot that will contain up to 105 parking spaces. At present the site is being used as an unimproved (gravel) parking lot. The applicant proposes to pave, landscape and fence the property and turn it into a commercial parking lot. The Downtown Design Review Board has reviewed and approved the site plan and issued a certificate of appropriateness for the proposed project.

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

1. The proposed development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed parking lot will improve the appearance of the area and provide a needed service for the area.

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

1. The proposed parking lot meets the standards for development within a C-2/D-1 (Central Business District / Downtown Design Overlay) Zones and all other relevant requirements of the Zoning Ordinance.
2. The proposed development 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 significant traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan designates this property for commercial use. The One Year Plan identifies the immediate area as a mixed use area that includes commercial uses.

Action: Approved

Meeting Date: 3/8/2012

Details of Action:

1. Meeting all applicable requirements of the City of Knoxville Engineering Dept.
2. Meeting all requirements of the Certificate of Appropriateness from the Downtown Design Review Board (11-B-11-DT)
3. Final approval of the rezoning of the site to C-2/D-1 by the Knoxville City Council

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Summary of Action: APPROVE the request for a surface parking facility as shown on the site plan subject to 3 conditions

Date of Approval: 3/8/2012

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: