

CASE SUMMARY

APPLICATION TYPE: ALTERNATIVE COMPLIANCE



File Number: 3-A-23-OB **Related File Number:**
Application Filed: 1/23/2023 **Date of Revision:**
Applicant: BRIAN FORD / MADE SENSE, LLC

PROPERTY INFORMATION

General Location: East side of W. Blount Ave., south of Hawthorne Ave.
Other Parcel Info.:
Tax ID Number: 108 E B 023, 024 **Jurisdiction:** City
Size of Tract: 0.73 acres
Accessibility: Access is via W. Blount Avenue, a major collector with a 31-ft pavement width within a right-of-way that varies in width from approximately 37 ft to 41 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial, office
Surrounding Land Use:
Proposed Use: Construction of a new surface parking lot to serve parcel 108EB024 to the north (2216 W. Blount Ave.) **Density:** n/a
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property sits one block to the east of the Tennessee River and is across from an industrial site. The area is a mix of industrial, institutional, and single family residential land uses.

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

Street: 2224 W. Blount Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SW-1 (South Waterfront)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoned from I-3 (General Industrial) to O-1 (Office, Medical and Related Services) in 1981 (Case 11-K-81-RZ); Rezoned to SW-1 with the creation of the Southwest Waterfront code (Case 10-Y-06-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

a. This proposal includes street trees and trees within the parking area in accordance with the SW-1 code requirements, which also meets the intent of the Knoxville South Waterfront Vision Plan.

2) THE DEVELOPMENT WILL NOT HAVE A SUBSTANTIAL OR UNDUE ADVERSE EFFECT UPON THE NEIGHBORHOOD, THE CHARACTER OF THE AREA, TRAFFIC CONDITIONS, PARKING, PUBLIC INFRASTRUCTURE, AND OTHER MATTERS AFFECTING THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

A. The use is existing and therefore approval of this request is not anticipated to have a negative impact on the area.

B. Planning agrees with the City of Knoxville Plans Review and Inspections Department that the proposed changes to the site, including the reconfiguration of site parking, would improve safety conditions.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The use is existing and therefore approval of this request is not anticipated to have a negative impact on the neighborhood. Since the plan increases safety, it would benefit the area in general.

4) THE DEVELOPMENT WILL BE CONSTRUCTED AND OPERATED TO BE COMPATIBLE WITH THE DISTRICT AND OTHER APPLICABLE ZONING ORDINANCE REQUIREMENTS.

A. The SW-1 District is the only one that specifies land uses. The table in Section 7.1.3.B.6 has a line item for "Building Function" that specifies the land uses allowed in the zone. It lists "household living" (i.e., residential uses), places of worship, and schools as permitted uses and day cares as a use on review (now referred to as a special use). Since a parking lot is not one of the permitted uses, the proposal requires a Level III Alternative Compliance Review per Article 7.02.G.1.

B. The preexisting commercial use and proposed expansion to construct a surface parking lot for that commercial use qualifies the application as a Level III Alternative Compliance Review.

C. Article 11.6.A of the City of Knoxville Zoning Ordinance (Design of Off-Street Parking Facilities) prohibits back-out parking, so this proposal brings the parking for this building into compliance with the parking regulations.

5) THE DEVELOPMENT WILL BE CONSISTENT WITH THE INTENT OF THE APPLICABLE FORM DISTRICT AND PLAN

A. The Vision and Intent statement of the SW-1 (Old Sevier and Scottish Pike) District is as follows: "The Old Sevier and Scottish Pike areas are envisioned to conserve the "small town, neighborhood" atmosphere. New developments in these areas are encouraged to preserve and extend the existing neighborhood character and to maintain a complementary scale and density."

B. The proposed use does not fit the character of the intent statement. However, Planning is in agreement with the City's Plans Review and Inspections Department that the proposed surface parking lot alleviates existing safety concerns regarding traffic and that the site could be readily redeveloped in the future with structures and uses that are more in line with the vision and intent of the SW-1 District.

C. This section of W. Blount Avenue falls between the Scottish Pike and Sevier Avenue neighborhoods and is more industrial in nature than the Vision statement suggests, though there are single family homes abutting these industrial uses. The existing office use provides a transition from the industrial uses along the river to the single-family detached houses behind the site.

6) THE PROPOSED DEVELOPMENT CAN BE ADEQUATELY SERVED BY PUBLIC FACILITIES.

A. The site is served by sewer and water.

7) THE PROPOSED DEVELOPMENT WILL NOT RESULT IN THE DESTRUCTION, LOSS, OR DAMAGE OF ANY SIGNIFICANT NATURAL, SCENIC, OR HISTORICAL DISTRICT, SITE, OR FEATURE.

A. The site has already been developed; the structure at 2216 W. Blount Avenue is to remain in use and the structure at 2224 W. Blount Avenue has been demolished in anticipation of the proposed parking lot. Because the site was cleared and graded with the existing and previous buildings, there will be no loss or damage to natural or scenic features.

B. The site is not in a historic zone and no historic features will be lost.

8) COMPLIANCE WITH ALL APPLICABLE SUBDIVISION REGULATIONS.

A. The applicant is not proposing to subdivide the property.

9) COMPLIANCE WITH THE MAJOR ROAD PLAN.

A. W. Blount Avenue is classified as a major collector, so it has more traffic than a local road. As such, the proposal to remove the parking that backs out onto W. Blount Avenue is an important safety consideration.

10) COMPLIANCE WITH THE ONE YEAR PLAN.

A. The One Year Plan has this property designated as SWMUD-1 (South Waterfront Mixed Use District), which allows for diverse uses and a range of development intensities and forms.

11) COMPLIANCE WITH THE STORMWATER AND STREET ORDINANCE.

A. This proposal is in compliance with this ordinance.

Action: Approved

Meeting Date: 3/9/2023

Details of Action:

Summary of Action: Approve the Level III Alternative Compliance Review, subject to three conditions.

Date of Approval: 3/9/2023

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: