

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: 4-J-06-UR **Related File Number:**
Application Filed: 3/10/2006 **Date of Revision:**
Applicant: DESIGN INNOVATIONS ARCHITECTS
Owner:

PROPERTY INFORMATION

General Location: Northeast side of Eighteenth St, northwest side of Lake Ave
Other Parcel Info.:
Tax ID Number: 108 C E 016 **Jurisdiction:** City
Size of Tract: 0.64 acres
Accessibility: Access is via Eighteenth Street, a local street with a 60' right of way and 30' pavement width and Lake Avenue, a local street with a 45' right of way and 20' pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Apartments
Surrounding Land Use:
Proposed Use: Condominiums with ground floor parking garage **Density:**
Sector Plan: Central City **Sector Plan Designation:** GC
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The property in this area is zoned C-7 and O-2, both of which cater to the needs of the University of Tennessee.

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

Street: 1731 Lake Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-7 (Pedestrian Commercial)
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:

Kelley Schlitz

Staff Recomm. (Abbr.):

APPROVE the request for garage parking on the ground floor in the C-7 zoning district subject to the following 3 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. Adherence to attached plans as submitted by applicant.

Comments:

The applicant is proposing to demolish the existing Lake Court Apartments and construct an 84 unit condominium development with tenant parking on the ground floor. In the C-7 zoning district, a ground floor parking garage is considered as a use permitted on review. In addition to 54 standard parking spaces and 4 handicapped parking spaces, the applicant is proposing to construct a lobby on the ground floor. Additional parking will be provided below the ground level and the condo units will be located on floors 1-7. The garage will access both Lake Avenue and Eighteenth Street.

The C-7 guidelines aim to establish retail uses on the ground floor of all structures and prefer that no blank walls are created along any street within the district. In order to remedy these concerns, the applicant has agreed to install landscaping around the perimeter of the building and provide breaks in the brick wall to allow natural light to shine through the ground floor parking garage. These improvements will reduce the visual impact of the facility. Staff agrees that this use is consistent with surrounding uses and that ground floor retail is more crucial along Cumberland Avenue rather than Lake Avenue.

This development was reviewed by the C-7 Design Review Board on the 5th of April. Committee members approved the ground floor parking garage subject to the following conditions; 1) that the building and sidewalk be separated by 4 feet of landscaping; 2) that the sidewalk be widened as much as possible; 3) that there be tree planters placed along the sidewalk; 4) that there be vegetative and permanent screening in front of ground floor openings. The applicant was present at the review meeting and agreed to adhere to the conditions.

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 in place to serve this site.
2. The proposed parking garage will place minimal additional demand on schools and streets.
3. The proposed development is consistent with the existing use of the site and other uses in the area.

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

1. The proposed condominium development and parking garage is consistent with all requirements of the C-7 zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 proposed use is permitted by the C-7 district and will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan proposes general commercial for this property whereas the Central City Sector Plan proposes mixed use for this property.

2. The current C-7 zoning of the property permits consideration of ground floor parking garages as a use on review.

MPC Action: Approved **MPC Meeting Date:** 4/13/2006

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. Adherence to attached plans as submitted by applicant.

Summary of MPC action: APPROVE the request for garage parking on the ground floor in the C-7 zoning district subject to the following 3 conditions:

Date of MPC Approval: 4/13/2006 **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:**