# **CASE SUMMARY**

# APPLICATION TYPE: USE ON REVIEW

File Number: 5-A-04-UR Related File Number:

Application Filed: 3/22/2004 Date of Revision:

Applicant: WATERFRONT DEVELOPMENT CORPORATION DBA THE SAND BAR

Owner:



4 0 0 Main Street 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

## PROPERTY INFORMATION

General Location: Southeast side Neyland Dr., west of Henley Street Bridge

Other Parcel Info.:

Tax ID Number: 94 M E 038 Jurisdiction: City

Size of Tract: 1.6 acres

Access is via Neyland Dr., a minor arterial street with 4 lanes within 80 feet of right of way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Water and dock

**Surrounding Land Use:** 

Proposed Use: Permanently moored barge on the water Density:

Sector Plan: Central City Sector Plan Designation: Water

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

Neighborhood Context: The proposed site for this development is on the north waterfront of the Tennessee River between the

Henley Street Bridge and the Tennessee Grill Restaurant in an area generally known as the Vol Navy

docks. The adjacent zoning is F-1, R-3 and C-2.

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

Street: 744 Neyland Dr

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-2 (Central Business) and F-1 (Floodway)

Former Zoning:

**Requested Zoning:** 

Previous Requests:

**Extension of Zone:** 

History of Zoning: None noted

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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.):** TABLE, at the request of the applicant.

Staff Recomm. (Full): The City of Knoxville has the use rights on the dock where the barge is proposed. Tabling will allow

time for the City to go through the appropriate procedures before possibly granting a use agreement to

the applicant for the proposed barge location.

**Comments:** The proposed location of the barge is on the water in the F-1 (Floodway) zoning district. A use on

review approval is required for development in the F-1 zone, when the proposed use is consistent with a use permitted in the adjacent zoning district. In this case, the subject parcel, adjacent to the F-1 zone, is zoned C-2 and R-3. The proposed use is allowable in the C-2 zone. The applicant intends to permanently moor the barge at this location, which requires building permits and use on review

approval.

Staff has asked the applicant for documentation of TVA and Corps of Engineers approval for the location on the waterway, as well as documentation from the City indicating the applicant's right to use the dock. These documents have not been received yet, and will be required in order for staff to

recommend approval of this request in the future.

MPC's approval or denial of this request is final, unless the action is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15

days to appeal an MPC decision in the City.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 5/13/2004

**Details of MPC action:** 

**Summary of MPC action:** TABLE, at the request of the applicant.

Date of MPC Approval: Date of Denial: Postponements:

Date of Withdrawal: 8/11/2005 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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