

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: 6-D-14-UR Related File Number:
Application Filed: 4/28/2014 Date of Revision:
Applicant: ANTHONY P. CAPIELLO, JR.

PROPERTY INFORMATION

General Location: East side of Henley St., north of W. Hill Ave.
Other Parcel Info.:
Tax ID Number: 94 M D 031 & 014 Jurisdiction: City
Size of Tract: 5250 square feet
Accessibility: Access is via Henley St., a major arterial street with 4 lanes within 95' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Parking Lot
Surrounding Land Use:
Proposed Use: Parking garage Density:
Sector Plan: Central City Sector Plan Designation: Mixed Use / Central Business District
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is at the northeast end of the Henley St. Bridge, wedged between the Lord Lindsey Mansion, Hampton Inn and a large four story residence, at the southern end of downtown. Surrounding zoning includes C-2 and R-3 with either a D-1 or H-1 zoning overlay.

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

Street: 912 Henley St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-2 (Central Business District) / D-1 (Downtown Design Overlay) pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: See Staff comments

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the one-story parking garage with 11 parking stalls as shown on the development plan subject to 9 conditions

Staff Recomm. (Full):

1. Obtaining approval from Knoxville City Council of the rezoning (4-K-14-RZ) of the property to C-2 (Central Business District) / D-1 (Downtown Design Overlay).
2. Obtaining a Certificate of Appropriateness from the Knoxville Downtown Design Review Board for the proposed one-story parking garage.
3. Meeting all other applicable requirements of the Knoxville Zoning Ordinance or obtaining any required variances.
4. Providing certification to the Knoxville Department of Engineering that the proposed garage structure will not reduce the available sight distance to the south along Henley St.
5. Providing signage or pavement markings that clearly identify that left turn movements onto Henley St. are prohibited on exiting the garage.
6. Providing pavement markings for the accessible space and access aisle, and the two turnaround areas (prohibiting parking in those areas).
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Obtaining a street connection permit from the Tennessee Department of Transportation.
9. Obtaining approval and recording a final plat that combines Tax parcels 094MD031 & 094MD014.

With the conditions noted, the development plan meets the requirements for approval in the C-2 District and the other criteria for approval of a use on review.

Comments: The applicant is proposing to develop a one-story parking garage on a 5,375 square foot site located on the east side of Henley St., north of W. Hill Ave. The vacant site is currently used for unmarked parking with access to Henley St. The applicant who owns both this parcel and the adjoining Lord Lindsey mansion site is proposing to build the garage to meet some of the parking demand for the Lord Lindsey building. The parking garage will also include a parking deck for outdoor events for the adjoining facility. The proposed garage will include pedestrian connections at the parking and deck levels between the two sites.

The applicant had requested a rezoning (4-K-14-RZ) of the property to C-2 (Central Business District) / D-1 (Downtown Design Overlay) that was reviewed and recommended for approval by the Planning Commission on May 10, 2014. The Knoxville City Council has postponed the second reading of the request until their June 24, 2014 meeting.

Under the Knoxville Zoning Ordinance, in the C-2 zoning district, parking facilities are permitted as a use on review if consistent with the adopted "Downtown Plan". The Knoxville "Downtown Plan" was adopted by the Planning Commission on December 10, 1987. Under the Plan, the parking policies are primarily directed at large scale parking facilities. The Plan does encourage property owners/developers to be partially responsible for providing parking for their development and for the parking facility to be designed with non-parking uses. Both of these recommendations are addressed by the proposed parking garage.

A Certificate of Appropriateness is required from the Knoxville Downtown Design Review Board for the proposed parking garage. The facility will be reviewed under the Downtown Knoxville Design Guidelines.

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

1. The proposal will have no impact on schools.

2. No additional traffic will be added to the surrounding roads with the approval of this request.
3. There will be no impact on utility requirements in the area

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

1. The proposed parking garage 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 additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The proposed parking facility is consistent with the policies and recommendations of the "Downtown Plan".
2. The Central City Sector Plan proposes Mixed Use retail/office/residential uses for this site.
3. The Knoxville One Year Plan proposes CBD (Central Business District) for this site.
4. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 6/12/2014

- Details of Action:**
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Summary of Action: APPROVE the one-story parking garage with 11 parking stalls as shown on the development plan subject to 9 conditions

Date of Approval: 6/12/2014 **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:**