# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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7-H-03-UR File Number: **Application Filed:** 6/9/2003 Applicant: KNOX COUNTY Owner:

#### PROPERTY INFORMATION

General Location:	East side of State St., west side of S. Central St., south side of Commerce Ave., and north side of Union Ave.		
Other Parcel Info.:			
Tax ID Number:	95 I A 6-10, 16-22 & PART OF 11	Jurisdiction: City	
Size of Tract:	3.5 acres		
Accessibility:	Access is via Commerce Ave., and Union Ave., local streets with a 26' pavement width within a 40' right-of-way.		

**Related File Number:** 

Date of Revision:

#### GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant lot			
Surrounding Land Use:				
Proposed Use:	Parking Lot			Density:
Sector Plan:	Central City	Sector Plan Designation:	Commercial	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)			
Neighborhood Context:	The site is located along the eastern perimeter of the business core of Downtown Knoxville, just west of James White Parkway.			

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

Street:

State St

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### **ZONING INFORMATION (where applicable)**

**Current Zoning:** 

C-2 (Central Business District) & C-3 (General Commercial)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

#### **Current 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:	Tom Brechko	
Staff Recomm. (Abbr.):	APPROVE the development plan for a commercial parking lot subject to 3 conditions.	
Staff Recomm. (Full):	<ol> <li>Approval and recording of the final plat combining all the parcels for the site into a single lot.</li> <li>Meeting all applicable requirements of the Knoxville Department of Engineering.</li> <li>Meeting all applicable requirements of the Knoxville Zoning Ordinance.</li> </ol>	
	With the conditions noted, this plan meets the criteria for approval of a Use on Review.	
Comments:	The County is proposing to develop a surface parking lot with 283 parking spaces (8 handicapped accessible spaces) on their property located between State St. and S. Central St. Access to the parking lot will be off of Commerce Ave. and Union Ave. The parking lot is proposed as a short term interim use of the site until a permanent use is established. The County is working with the City on providing parking to replace the parking that will be lost due to the construction of the parking garage on the surface lot west of Market Square. Because of the interim nature of the parking lot, the County is not proposing any landscaping or any permanent edge treatments for the site that would have to be removed with any redevelopment. A chain-link fence will be installed around the site.	
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE	
	1. The proposed parking lot will have minimal impact on local services. All utilities are in place to serve this site.	
	<ol><li>The proposed parking lot will provide an interim use of the site until a permanent use is established and will provide much needed parking in the downtown area.</li></ol>	
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE	
	<ol> <li>The proposed parking lot meets the standards for development within the C-2 (Central Business District) &amp; C-3 (General Commercial) Zones and all other requirements of the Zoning Ordinance.</li> <li>The proposed parking lot is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the adopted plans. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of 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.</li> </ol>	
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS	
	1. The Knoxville Downtown Plan identifies the State and S. Central St. corridor (perimeter of the business core) as being a potential site for long term (employee) parking. The location of the parking in this corridor provides needed parking without impacting the pedestrian atmosphere in the central core area.	
	<ol> <li>As proposed, the parking lot does not meet the Planning Commission's Design Guidelines for C-2 Parking Lots (not officially adopted by the Planning Commission) as they relate to landscaping and edge treatments (decorative metal fencing). Considering the interim nature of the parking lot use, and the cost associated with installing these more permanent features, the County is requesting a waiver from these guidelines.</li> </ol>	

from these specific guidelines.

MPC Action:	Approved		MPC Meeting Date: 7/10/2003
Details of MPC action:	<ol> <li>Approval and recording of the final plat combining all the parcels for the site into a single lot.</li> <li>Meeting all applicable requirements of the Knoxville Department of Engineering.</li> <li>Meeting all applicable requirements of the Knoxville Zoning Ordinance.</li> <li>With the conditions noted, this plan meets the criteria for approval of a Use on Review.</li> </ol>		
Summary of MPC action:	APPROVE the development plan for a commercial parking lot subject to 3 conditions.		
Date of MPC Approval:	7/10/2003	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:	