

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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File Number: 8-B-05-UR **Related File Number:**
Application Filed: 7/11/2005 **Date of Revision:**
Applicant: JACKSON PARKING, LLC
Owner:

PROPERTY INFORMATION

General Location: North side of W. Jackson Av., west of N. Gay St.
Other Parcel Info.:
Tax ID Number: 94 E J PT 1.01 **Jurisdiction:** City
Size of Tract: 2.35 acres
Accessibility: Access is via Jackson Av., a local street with a pavement width of 22' with a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Parking lot **Density:**
Sector Plan: Central City **Sector Plan Designation:** Mixed use CBD
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located within the Knoxville Central Business District which consists of established businesses that have developed under C-2, C-3 and I-3 zones.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-2 (Central Business District)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted for this site, but other property in the area has been rezoned C-2 in recent years for downtown redevelopment.

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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request for a parking lot at this location as shown on the development plan subject to 7 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. The total area included in the perimeter and interior parkways, terminal islands and interior islands must be equal 4% or more of the area devoted to the facility (Article 5, Section 7, 5., (8))
3. Lighting must be installed to reduce shadowed areas and increase safety of the lot
4. Meeting all applicable requirements of the Knoxville Dept. of Engineering
5. Compliance with the Access Control Policy of the Knoxville Dept. of Engineering
6. Meeting all applicable requirements of the Knoxville City Arborist
7. Installing all landscaping as shown on the development plan within six months of the parking lot becoming operational

With the conditions noted, this request 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 a surface parking lot in the C-2 district. The site is located on the north side of Jackson Av. Adjacent to the Gay St. viaduct. This parking lot is proposed as temporary use. It will be leased to the City of Knoxville which will lease the spaces to the ultimate users. In the future this site will be occupied by a residential project that will be called Jackson Flats. Construction for a portion of that project is proposed to begin this Fall. Parking is proposed to be provided under the buildings. Parking lots that are proposed in the downtown area are required to meet the design standards contained in the Downtown Plan.

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

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have minimal impact on the street system.
3. The parking lot is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposal meets all requirements of the C-2 zoning district and Article 5 Section 7 of the Knoxville Zoning Ordinance which deals specifically with parking lot design standards as well as the general criteria for approval of a use on review.
2. The proposed parking lot is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the One Year Plan, 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan proposes Mixed Use limited to CBD and Light Industrial uses

for the site.

MPC Action:

Approved

MPC Meeting Date: 8/11/2005

Details of MPC action:

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Summary of MPC action:

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Date of MPC Approval:

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: