

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-13-UR **Related File Number:**
Application Filed: 6/20/2013 **Date of Revision:**
Applicant: ROYAL PROPERTIES, INC.

PROPERTY INFORMATION

General Location: Southeast side of W. Church Ave., northeast side of Market St.
Other Parcel Info.:
Tax ID Number: 95 I E 024 & 02401 **Jurisdiction:** City
Size of Tract: 1.9 acres
Accessibility: Access is proposed from W. Church Av. and Market St. Both roadways are classified as local streets. Each street has a right-of-way width of 40', and they vary in pavement width from 15' to 22'

GENERAL LAND USE INFORMATION

Existing Land Use: Parking garage/ surface parking lot & vacant commercial space
Surrounding Land Use:
Proposed Use: Commercial Parking Lot **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU (Mixed Use) & C (Commercial)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Property in the area is zoned C-2 (Central Business District). Existing uses in the area are offices, St. Johns Episcopal Church, the Bijou Theater and the Federal Courts.

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

Street: 322 W Church Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-2 (Central Business District) / D-1 (Downtown Design Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Expansion of the adjoining parking lot was approved in 1996.

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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request for the surface parking lot as shown on the site plan subject to 5 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Downtown Design Review Board including but not limited to fencing, lighting and landscaping
2. Maintaining at least 50% of the parking spaces for transient (hourly/daily) parking
3. Maintaining the visibility triangle at the intersection of Market St. and W. Church Av. as required by the Knoxville Zoning Ordinance
4. Meeting all other applicable requirements of the Knoxville Zoning Ordinance or obtaining any required variances
5. Meeting all applicable requirements of the Knoxville Engineering Dept.

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

Comments:

This application began as a request for a use on review approval for a surface parking lot to be constructed in the present location of the Pryor Brown Parking Garage. As part of the staff review process for that request, it was determined that the previous use on review approval for the existing surface parking lot on the adjoining parcel contained issues that placed a cloud over that action. After consultation with the applicant and the City Law Department, it was determined that the best course of action would be to seek reapproval of the existing surface lot along with the expansion as originally proposed.

Staff review of this request has been focused on two primary areas: conformity with the parking regulations contained in the Knoxville Zoning Ordinance and conformity with the adopted Downtown Plan.

The Downtown Plan makes a number of recommendations regarding parking in the CBD. The plan identifies this site as being in core area of the CBD. It recommends that transient parking be the focus of the parking facilities in the core area. With the theater, courts and numerous client oriented office uses in the area, staff believes that at least 50% of the spaces in this parking lot should be reserved for transient parkers. Additionally, the plan has requirements for fencing and landscaping which are being met by this request.

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 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 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 Central City Sector Plan proposes Mixed Use retail/office/residential uses for this site.
2. The Knoxville One Year Plan proposes CBD (Central Business District) for this site.

Action: Denied **Meeting Date:** 10/10/2013

Details of Action:

Summary of Action: Deny

Date of Approval: **Date of Denial:** 10/10/2013 **Postponements:** 8/8/2013

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:** 10/25/2013

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/26/2013

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: