



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 6-D-06-UR

AGENDA ITEM #: 90

AGENDA DATE: 6/8/2006

▶ **APPLICANT:** LOUIS CORTINA

OWNER(S): GLOVE FACTORY LAND HOLDINGS, LLC

TAX ID NUMBER: 108 E A 1, 2, 2.01 & 2.02

JURISDICTION: City Council District 1

▶ **LOCATION:** Northwest side of W. Blount Ave., west of Henley St.

▶ **APPX. SIZE OF TRACT:** 7.28 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via W. Blount Ave., a major collector street with a 24' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

▶ **ZONING:** C-2 (Central Business District) & F-1 (Floodway)

▶ **EXISTING LAND USE:** Glove factory site

▶ **PROPOSED USE:** Marina

HISTORY OF ZONING: C-2 zoning designation approved by City Council on May 25, 2004.

SURROUNDING LAND USE AND ZONING: North: Tennessee River / F-1 (Floodway)

South: Mixed business and industrial uses / I-3 (General Industrial)

East: Railroad / I-3 (General Industrial)

West: Mixed business and industrial uses / I-4 (Heavy Industrial)

NEIGHBORHOOD CONTEXT: The site is located in an area along the South Knoxville waterfront that includes a mix of nonresidential uses.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a marina including 96 boat slips, a gas dock and ships store subject to 8 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Health Department.
3. Obtaining driveway permits from the Knoxville Engineering Division for the two access drives serving the development.
4. Obtaining a variance from the Knoxville Board of Zoning Appeals for the width of the two access drives that serve the parking lot, condominium building garage and the parallel parking spaces.
5. Meeting all applicable requirements of the Knoxville Engineering Division.
6. With the phased development of the condominium project, maintaining adequate parking (as identified in the Knoxville Zoning Ordinance) for the residential units and marina slips.
7. With the transfer of ownership of Tax Parcel 108EA001 to the City of Knoxville, including a) cross access easements for the condominium development across the City parcel to the marina, and b) public access

easements along the two access drives (including turnarounds and parking) that are designated on the development plan from W. Blount Ave. to the City parcel.

8. Meeting all requirements and obtaining all required permits from the Tennessee Valley Authority, US Army Corps of Engineers and the Tennessee Department of Environment and Conservation.

With the conditions noted, this plan meets the requirements for approval in the C-2 and F-1 zones and the other criteria for approval of a Use on Review.

COMMENTS:

The applicant is proposing a three phased residential condominium develop with a total of 322 units and a marina on the former glove factory site. The C-2 zoning does not require Planning Commission approval for the condominium units. Use-on-review approval is required for the proposed marina.

The proposed marina will include 96 boat slips, a ships store, gas dock and sanitary sewer pump station. There will be no launching facilities at this marina. The majority of the boat slips will be reserved for owners of the condominium units. A small percentage of the boat slips will be leased to individuals outside of the condominium regime. The marina is not being processed as a commercial marina by the Tennessee Valley Authority (TVA). Applications have been submitted to TVA, US Army Corps of Engineers and the Tennessee Department of Environment and Conservation for review and approval of the proposed marina. In response to comments from these agencies, changes have been made to the original applications and a second round of public comments has been solicited.

The City of Knoxville has been negotiating with the developer on acquiring a two acre parcel (Tax Parcel 108EA001) that runs along the riverfront of the subject property. This site will allow for the future development of the riverwalk along the South Waterfront. With the transfer of ownership of the property to the City of Knoxville, cross access easements will have to be established from the condominium development across the City parcel to the marina.

Under the C-2 zoning district on site parking is not required for proposed development. However, the applicant is including parking for each phase of the development as garage parking under each of the buildings. The applicant has submitted an application for a building permit for the first phase of the development that includes 122 units with a total of 223 parking spaces located at the center of the site. Parking for the marina will be provided to the east of the first phase condominiums and will include a total of 50 spaces. This parking lot will eventually be replaced by the third phase condominium building with a parking garage underneath.

The proposed development plan also includes two access drives that extend from W. Blount Ave. to a turnaround adjacent to a future riverwalk that is part of the City's South Waterfront Development Plan. A total of 36 public parking will be provided along the proposed access drives. There will be seven additional spaces provided as on-street parking along W. Blount Ave. Public access easements should be established along the two access drives and associated turnarounds and parking.

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

1. The proposed marina expansion will have minimal impact on local services since required utilities are in place to serve this site.
2. The use as proposed will help in the redevelopment of the South Knoxville waterfront and will have a positive impact on the surrounding commercial, institutional and residential uses.
3. Since the majority of the boat slips will be available only to owners of the condominium units, the traffic impact from the marina will be minimal.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

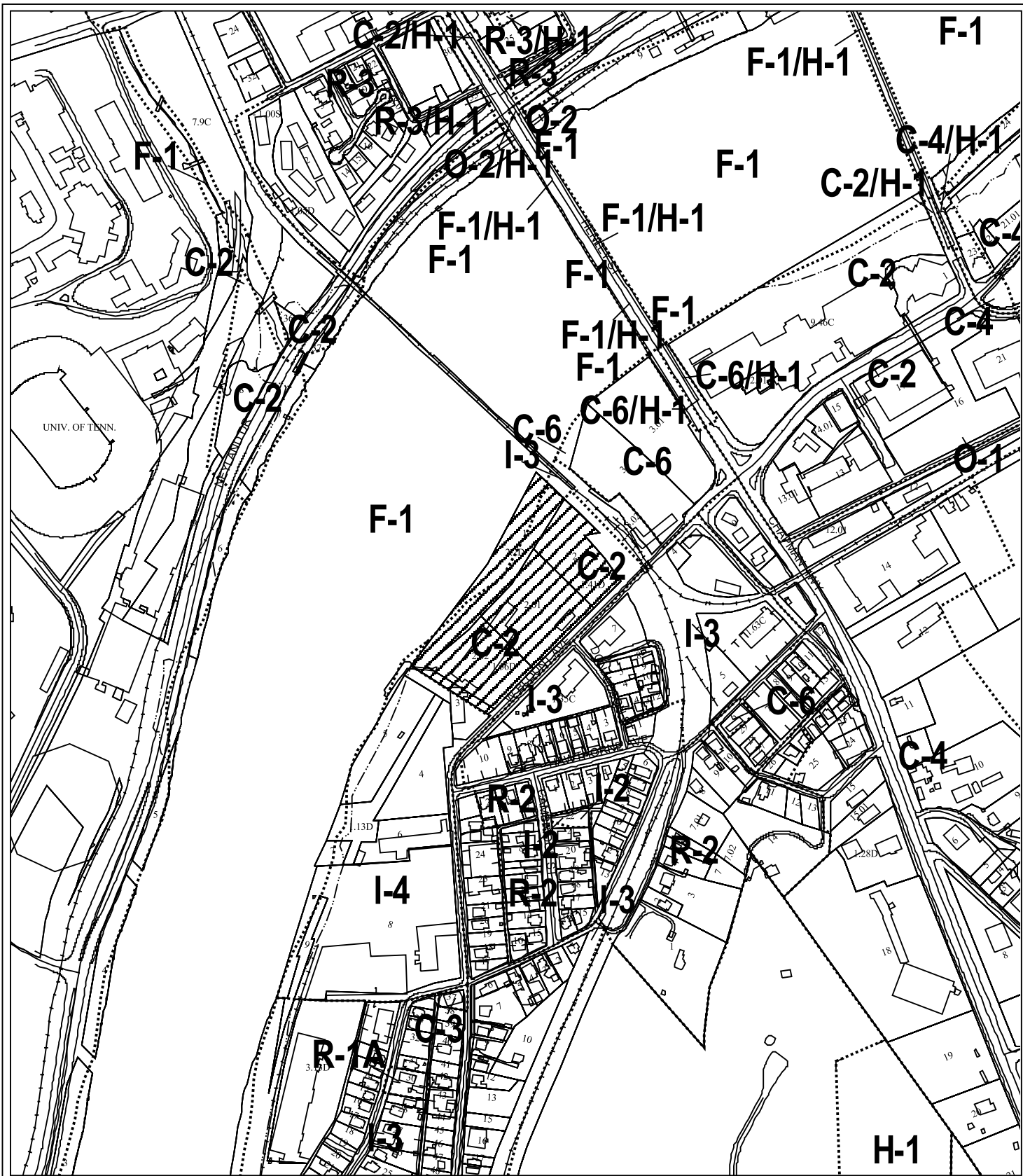
1. The proposed marina with the gas dock and ship's store is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of 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.
2. The proposed marina with the recommended conditions meets all requirements of the Knoxville Zoning

Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The proposed marina site is designated on the Knoxville One Year Plan as being located within the South Waterfront Mixed Use District, a new district that was just adopted by City Council on January 17, 2006. The proposed marina that is associated with the residential condominium development is compatible with the uses designated for the mixed use district.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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



6-D-06-UR
 USE ON REVIEW

Petitioner: Louis Cortina
 Map No: 108
 Jurisdiction: City

 Marina in C-2 (Central Business District) & F-1 (Floodway)

Original Print Date: 05/25/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



