



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

▶ **FILE #:** 9-Q-06-UR

**AGENDA ITEM #:** 100

**AGENDA DATE:** 9/14/2006

▶ **APPLICANT:** MICHAEL BRADY INC.

OWNER(S): GLOVE FACTORY LAND HOLDINGS, LLC

TAX ID NUMBER: 108 E A 1

JURISDICTION: City Council District 1

▶ **LOCATION:** Northwest side of W. Blount Ave., north end of Donaldson St.

▶ **APPX. SIZE OF TRACT:** 2.2 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 (Revised)

DENSITY PROPOSED: NA

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: Proposed residential condominium / C-2 (Central Business District)  
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 91 boat slips, a gas dock and ships store subject to 5 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knoxville Engineering Division.
4. 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.
5. Meeting all conditions of the previous Use-on-Review approval for this site (6-D-06-UR).

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

**COMMENTS:**

The applicant is requesting approval of a revised development plan for a marina approved for this site by the Planning Commission on June 8, 2006 (6-D-06-UR).

The revised plans for the marina include a revised layout of the marina facility and a reduction in the total number of boat slips to 91. The previous approval included 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. The plans have been revised to address comments from these agencies.

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.

The applicant is proposing a three phased residential condominium development 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 only required for the proposed 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 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.

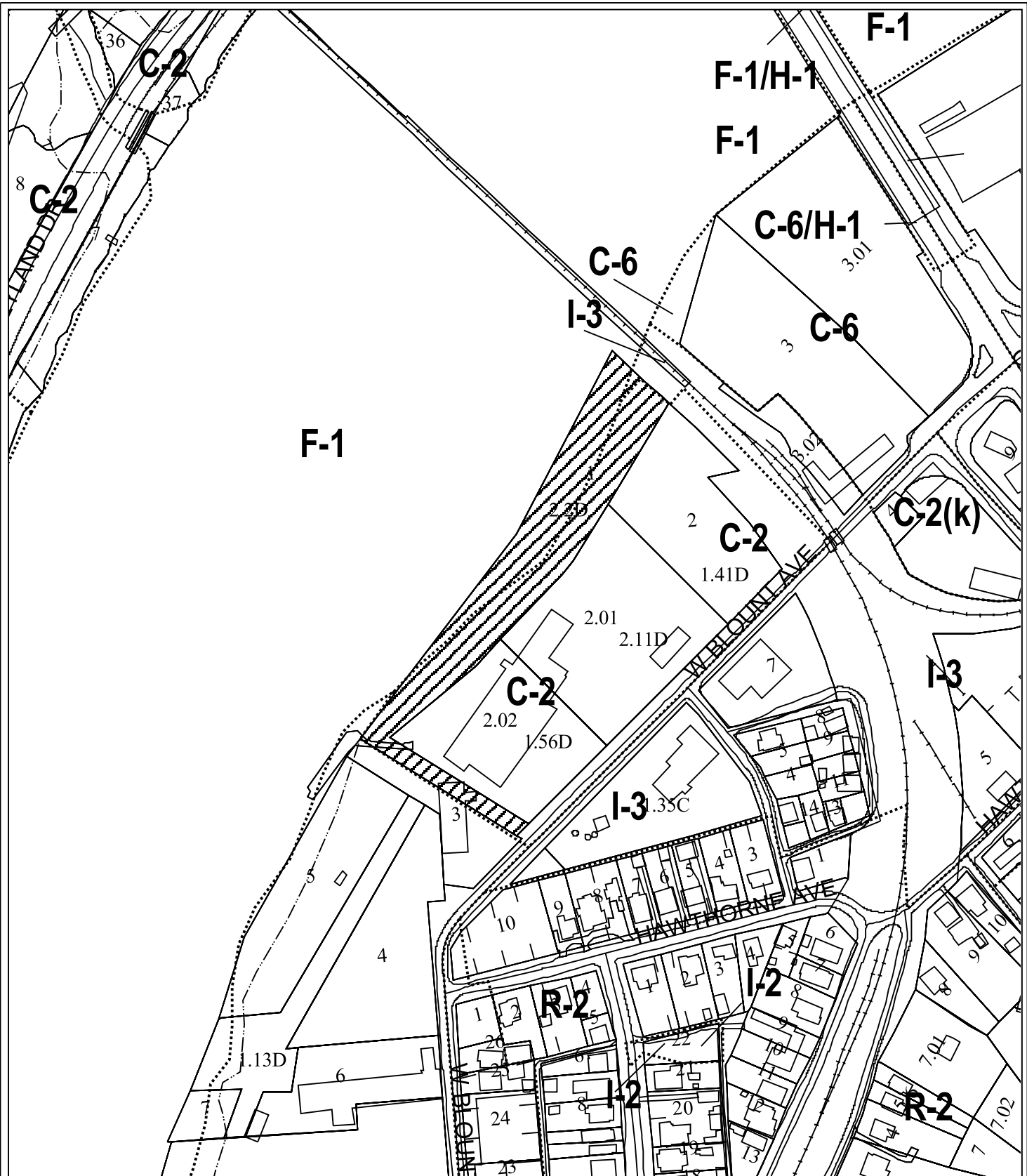
#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

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.



9-Q-06-UR  
 USE ON REVIEW

Petitioner: Michael Brady Inc.

Map No: 108

Jurisdiction: City



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

Original Print Date: 08/23/06 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



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 www.mbrady.com



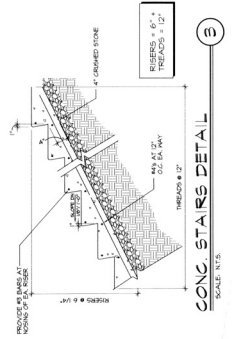
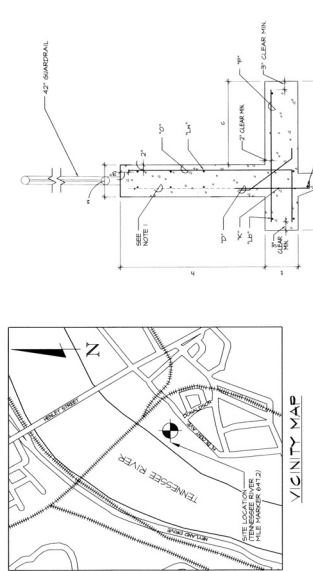
**CITY VIEW AT RIVERWALK**  
 A NEW MARINA FOR  
 417 W. HOUNT AVENUE  
 KNOXVILLE, TN 37920

FOR REVIEW ONLY  
 NO CONSTRUCTION PERMITTED  
 CONTRACT DOCUMENTS  
 CONTRACT NO. 0000000000  
 DRAWING TITLE:  
 BOAT DOCK DIMENSION PLAN

U.O.R.  
 DATE: 9/09/06  
 DESIGNED BY: J.C.  
 REVIEWED BY: J.C.  
 REVISIONS:  
 REVISION NO. DESCRIPTION

Count: No. 04/04/06  
 Sheet  
 of  
 C-14

REVISED  
 8/21/06



**TYP. RETAINING WALL DETAIL 3**  
 SCALE: N.T.S.

NO.	DESCRIPTION	DATE
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NOTE: 1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 11. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 12. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 13. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 14. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 15. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 16. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 17. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 18. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 21. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 22. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 23. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 24. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 25. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 26. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 27. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 28. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 29. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 30. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

