



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

▶ **FILE #:** 10-B-09-UR

**AGENDA ITEM #:** 40

**AGENDA DATE:** 10/8/2009

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): CITY OF KNOXVILLE

TAX ID NUMBER: 95 J B 010 & 01001

JURISDICTION: City Council District 6

▶ **LOCATION:** South side of E. Hill Av., north side of Volunteer Landing Ln..

▶ **APPX. SIZE OF TRACT:** 0.25 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access will be via E. Hill Av., a collector street with a pavement width of 26' within a 50' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** C-2 (Central Business District)

▶ **EXISTING LAND USE:** Improved open space

▶ **PROPOSED USE:** Parking lot

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: James White Fort / O-2 Office & H-1 Historical Overlay

South: Residential condominiums / C-2 Central Business District

East: Women's Basketball Hall of Fame / C-2 Central Business District

West: Volunteer Landing / C-2 Central business District

NEIGHBORHOOD CONTEXT: The site is located near the eastern edge of the central business district. Development in the area consists of Volunteer Landing, James Whiter Fort and the Women's Basketball Hall of Fame.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the request for a parking lot as shown on the development plan subject to 2 conditions

1. Meeting all applicable requirements of the Knoxville Dept. of Engineering
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance

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

**COMMENTS:**

The City of Knoxville is proposing to build a parking lot at the intersection of E. Hill Av. and Volunteer Landing Ln. This proposed parking lot is primarily intended to provide additional spaces for the Volunteer Landing

area. Access to Volunteer Landing will be via the elevated walkway and elevator that are already in place. In addition to Volunteer Landing, this parking lot may serve the James White Fort and the Women's Basketball Hall of Fame. The site is currently used as open space with a number of trees on the property. The plan for the parking lot will save a number of these existing trees.

#### EFFECT OF 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 since all utilities are in place to serve this site.
2. The proposed parking lot will be located central to a number of potential users.
3. The proposal is compatible with the surrounding development along E. Hill Av. and Volunteer Landing Ln.

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

1. The proposed parking lot meets all of the requirements of the Knoxville Zoning Ordinance.
2. 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 neighborhoods 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 PLANS

1. The Central City Sector Plan and One Year Plan identifies the property for CBD (Central Business District) uses. The proposed development is consistent with these plans.

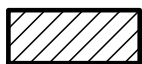
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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.



**10-B-09-UR  
USE ON REVIEW**



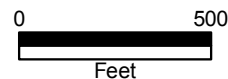
Parking lot in C-2 (Central Business District)

Original Print Date: 9/22/2009  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: City of Knoxville

Map No: 95  
 Jurisdiction: City



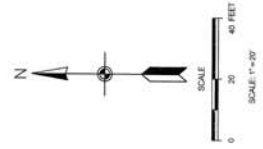


DATE	NOV 12 2009
BY	10/5/09/UK
CHECKED BY	
PROJECT NO.	
DRAWING NO.	
SCALE	

**LEGEND**

	EXISTING		PROPOSED
	SPOT ELEVATION		GROUND CONTOUR ELEVATION
	STRUCTURE		PROPERTY LINE
	EASEMENT		EDGE OF PAVEMENT
	STORM DRAIN		SANITARY SEWER
	POTABLE WATER		NATURAL GAS
	UNDERGROUND ELECTRICAL		MANHOLE
	WATER METER		FIRE HYDRANT
	SURFACE FLOW		SILT FENCING
	STACKED HAYBALES		CURB
	CONCRETE PAVEMENT		ASPHALT PAVEMENT
	RIPP RAP		

- NOTES**
- CITY OF KNOXVILLE PARKING.
  - USE PARKING ZONING C-2.
  - TOTAL SITE AREA 25 ACRES DISTURBED AREA 20 ACRES.
  - DEED REFERENCE 200809-00090A.CLT 06/08/09, WMD 05, BLOCK 0810.
  - THIS PROPERTY IS IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA MAPS.
  - SEE BENCHMARK CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCH.
  - SITE BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON A SURVEY BY HOLSAPLE, MCCARTY & ASSOCIATES. THE CONTRACTOR SHALL VERIFY CONDITIONS AND INFORMATION. THE ARCHITECT ASSOCIATES, THE CONTRACTOR AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS (SUCH AS SURVEYORS).
  - BUILDING SETBACK LINES: NA  
 SIDE YARD: NA  
 REAR YARD: NA
  - UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.



<b>OWNER:</b> CITY OF KNOXVILLE KNOXVILLE, TN PHONE: (615) 259-1100 CONTACT: WALL ROBINSON	<b>CONTRACTOR:</b> HOLSAPLE & ASSOCIATES 201 BIRCHWOOD DR. KNOXVILLE, TN 37920 PHONE: (615) 259-1100 CONTACT: WALL ROBINSON
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IN PROGRESS NOT FOR CONSTRUCTION