

▶ **FILE #:** 3-A-12-UR

**AGENDA ITEM #:** 30

**AGENDA DATE:** 3/8/2012

▶ **APPLICANT:** JEFFREY NASH

OWNER(S): Jeffrey Nash

TAX ID NUMBER: 95 H A 002

JURISDICTION: City Council District 6

▶ **LOCATION:** Northwest side of Willow Av., east of S. Central St.

▶ **APPX. SIZE OF TRACT:** 1.19 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Willow Av., a minor collector street with a pavement width of 45' within a 70' wide right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** C-2 (Central Business District) & D-1 (Downtown Design Overlay District)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Surface parking lot

HISTORY OF ZONING: Rezoning request from I-2/D-1 to C-2/D-1 approved by MPC on Feb. 9, 2012 (2-A-12-RZ)

SURROUNDING LAND USE AND ZONING: North: Businesses/parking / C-2/D-1 commercial

South: Parking / C-2/D-1 commercial & I-2/D-1 industrial

East: James White Pkwy. & parking ? I-2 industrial

West: Businesses / C-2/D-1 commercial

NEIGHBORHOOD CONTEXT: This site is located in the "old city" between S. Central St. and the James White Parkway. It is currently before City Council for rezoning consideration to C-2 (Central business District). Other property in the area is zoned C-2 (Central Business District) and I-2 (Restricted Manufacturing and Warehousing). The D-1 (Downtown Design Overlay District) is applied to all of the properties in this area that are located to the west of James White Parkway.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the request for a surface parking facility as shown on the site plan subject to 3 conditions

1. Meeting all applicable requirements of the City of Knoxville Engineering Dept.
2. Meeting all requirements of the Certificate of Appropriateness from the Downtown Design Review Board (11-B-11-DT)

3. Final approval of the rezoning of the site to C-2/D-1 by the Knoxville City Council

With the conditions noted, this plan meets the requirements for approval in the C-2/ D-1 Districts and the other criteria for approval of a use on review

**COMMENTS:**

The applicant is proposing to construct a parking lot that will contain up to 105 parking spaces. At present the site is being used as an unimproved (gravel) parking lot. The applicant proposes to pave, landscape and fence the property and turn it into a commercial parking lot. The Downtown Design Review Board has reviewed and approved the site plan and issued a certificate of appropriateness for the proposed project.

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

1. The proposed development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed parking lot will improve the appearance of the area and provide a needed service for the area.

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

1. The proposed parking lot meets the standards for development within a C-2/D-1 (Central Business District / Downtown Design Overlay) Zones and all other relevant requirements of the Zoning Ordinance.
2. The proposed development 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 significant traffic through residential areas.

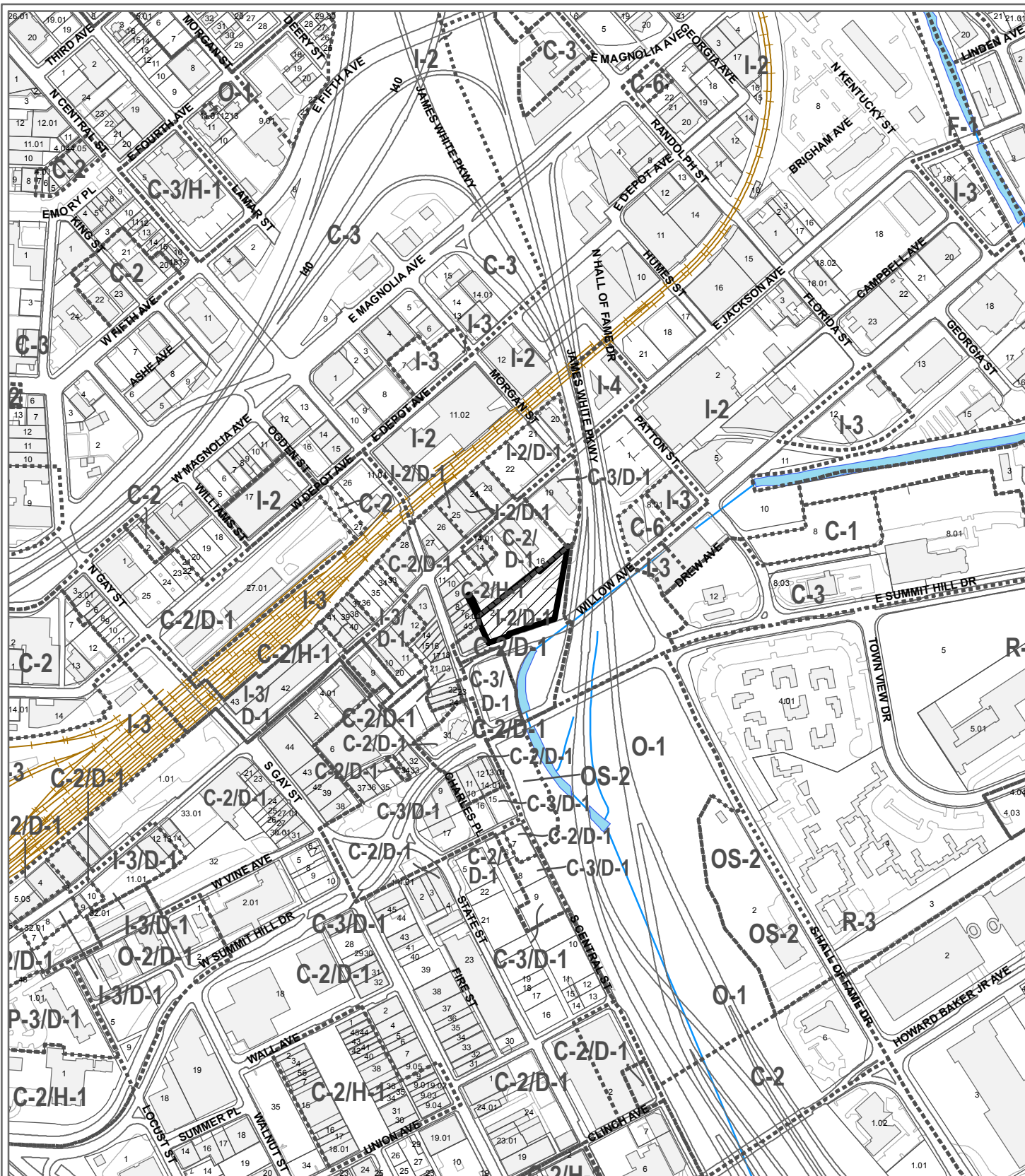
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Central City Sector Plan designates this property for commercial use. The One Year Plan identifies the immediate area as a mixed use area that includes commercial uses.

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.



**3-A-12-UR  
USE ON REVIEW**



Parking lot in C-2 (Central Business District) & D-1 (Downtown Design Overlay District)

Original Print Date: 2/17/2012

Revised:

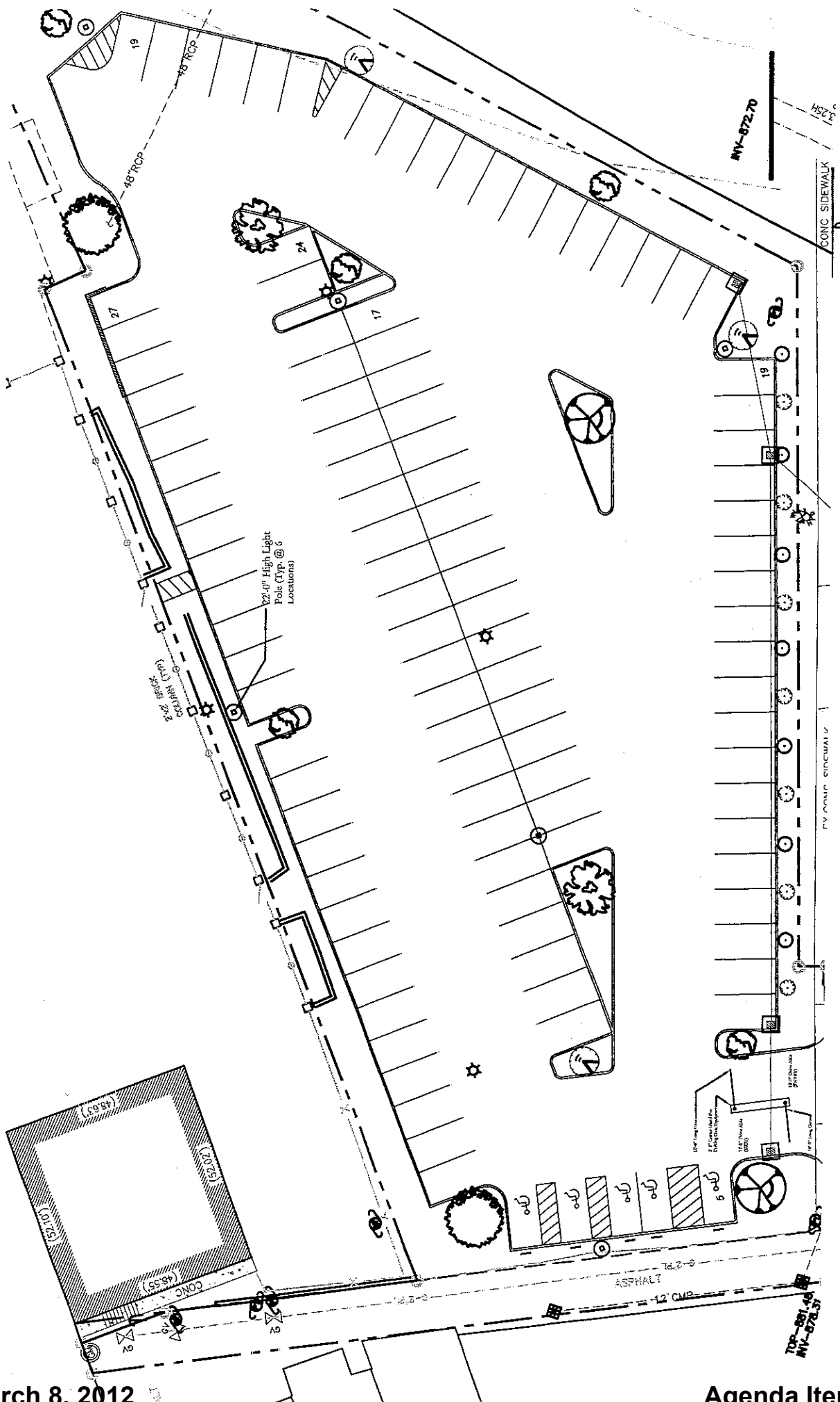
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Nash, Jeffrey

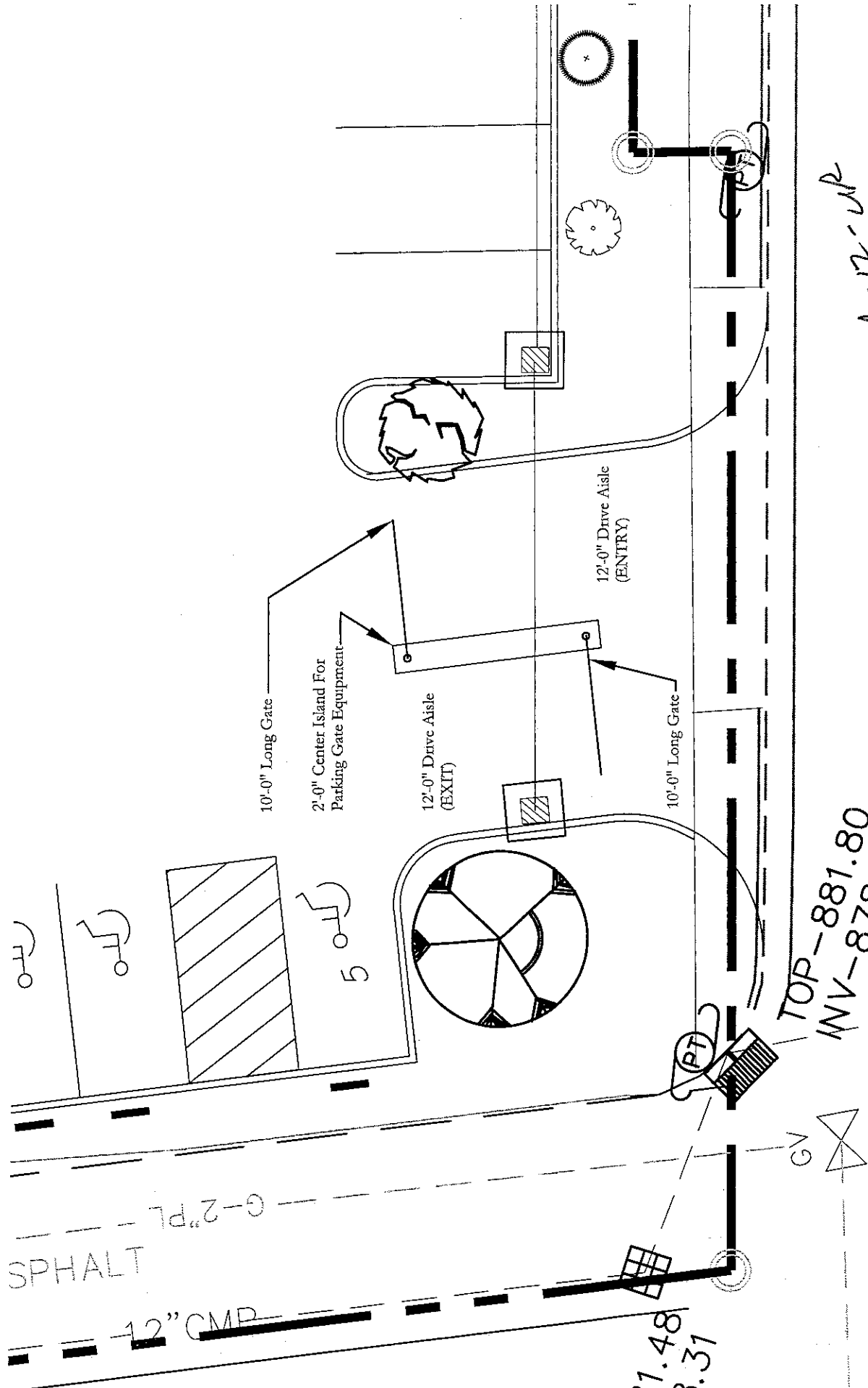
Map No: 95

Jurisdiction: City





3-A-12-01A  
 2/25/12



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2/25/12