

▶ **FILE #:** 12-D-13-UR

AGENDA ITEM #: 36

AGENDA DATE: 12/12/2013

▶ **APPLICANT:** WALNUT STREET GARAGE, LLC

OWNER(S): Walnut Street Garage, LLC

TAX ID NUMBER: 94 L H 01903

JURISDICTION: City Council District 6

STREET ADDRESS: 400 Locust St

▶ **LOCATION:** East side of Locust St., south side of Summer Pl., and west side of Walnut St.

▶ **APPX. SIZE OF TRACT:** 1.03 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Locust St., a minor collector street with a 32' pavement within a 60' right-of-way and Walnut St., a minor collector street with a 28' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

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

▶ **EXISTING LAND USE:** Vacant lot and building

▶ **PROPOSED USE:** Parking garage

HISTORY OF ZONING: D-1 (Downtown Design Overlay) added in 2007.

SURROUNDING LAND USE AND ZONING: North: Offices / C-2 (Central Business District) / D-1 (Downtown Design Overlay)

South: Mixed businesses / C-2 (Central Business District) / D-1 (Downtown Design Overlay)

East: Parking garage / C-2 (Central Business District) / D-1 (Downtown Design Overlay)

West: Fire station / C-2 (Central Business District) / D-1 (Downtown Design Overlay)

NEIGHBORHOOD CONTEXT: The proposed parking garage is located within the central business district of downtown Knoxville.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for the multi-story parking garage as shown on the development plan subject to 7 conditions

1. Obtaining a Certificate of Appropriateness from the Knoxville Downtown Design Review Board for the proposed multi-story parking garage.

2. Meeting all other applicable requirements of the Knoxville Zoning Ordinance or obtaining any required variances.
3. Revising the parking layout on the first floor parking level by removing 10 parking stalls on the south side of the two-way drive aisle that leads to the entrance/exit onto Walnut Street at the northeast corner of the building. This area shall be converted into a bypass lane to allow vehicles to get around vehicles stacking in the exit lane at the first exit so that they can continue to the other three exits. Internal signage shall also identify that there are additional exits beyond the first exit. (See comments below and MPC Staff's recommended change in the Thursday Blue Sheets.)
4. Adding signage or other warning devices at the garage exits to help reduce the conflicts between pedestrians on City sidewalks and exiting vehicles.
5. Provide signage at pedestrian exits from the garage that help direct pedestrians leaving the garage to the Knoxville Area Transit (KAT) Trolley stop on Locust Street at Summer Place.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Allowing use of the garage for both short term parking (shoppers, visitors, etc.) and long term parking (employee).

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

COMMENTS:

The applicant is proposing to develop a multi-story parking garage on this 1.03 acre site located on the south side of Summer Pl. between Locust St. and Walnut St. The multi-story parking garage will include 10 levels of parking with a total of 1071 parking stalls. A small retail shop is included along the Summer Pl. frontage. Vehicular access to the facility includes two entrance/exits onto Locust St. and two entrance/exits onto Walnut St.

Under the Knoxville Zoning Ordinance, parking facilities are permitted as a use on review if consistent with the adopted "Downtown Plan". The Knoxville "Downtown Plan" was adopted by the Planning Commission on December 10, 1987. Under the Plan, multi-level garages are encouraged and this specific site is identified in the Plan as a potential parking site. The Plan which encourages short term parking (shoppers, visitors, etc.) also identifies the site as a potential site for long term parking (employees) if access is limited to Locust St. The City of Knoxville who owns the property is working with the developer on establishing requirements for maintaining a mix of both short and long term parking.

A Certificate of Appropriateness is required from the Knoxville Downtown Design Review Board for the proposed parking garage. The facility will be reviewed under the Downtown Knoxville Design Guidelines.

Staff is recommending that the parking layout on the first floor parking level be revised by removing 10 parking stalls on the south side of the two-way drive aisle that leads to the entrance/exit onto Walnut Street at the northeast corner of the building. This area shall be converted into a bypass lane to allow vehicles to get around vehicles stacking in the exit lane at the first exit so that they can continue to the other three exits. If the change is not made, as designed, the entrance/exit onto Walnut Street at the northeast corner of the building has the potential of holding up exiting traffic for approximately 968 of the 1071 parking stalls in the garage.

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 garage 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.

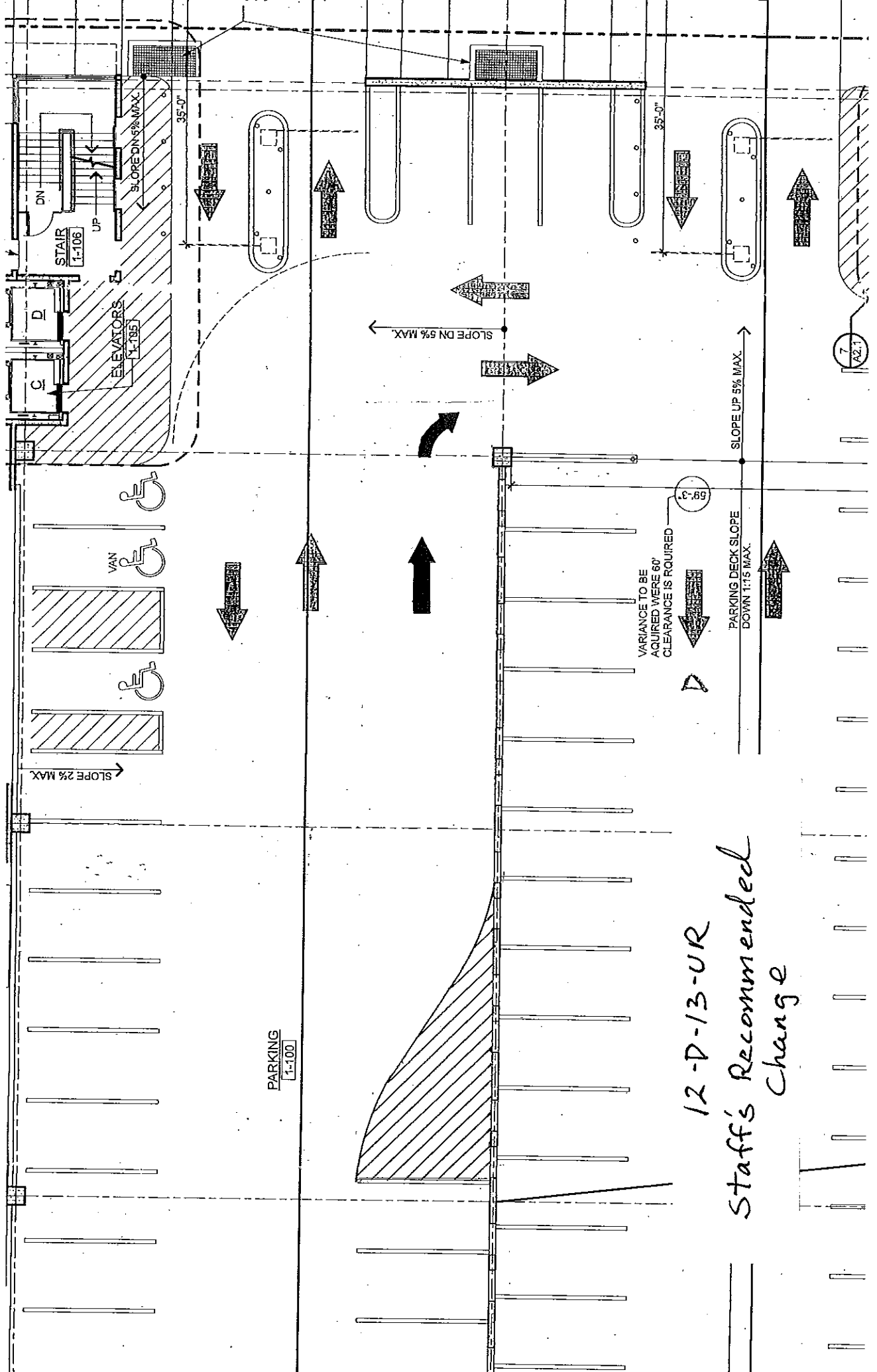
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The proposed parking facility is consistent with the policies and recommendations of the "Downtown Plan".
2. The Central City Sector Plan proposes Mixed Use retail/office/residential uses for this site.
3. The Knoxville One Year Plan proposes CBD (Central Business District) for this site.
4. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

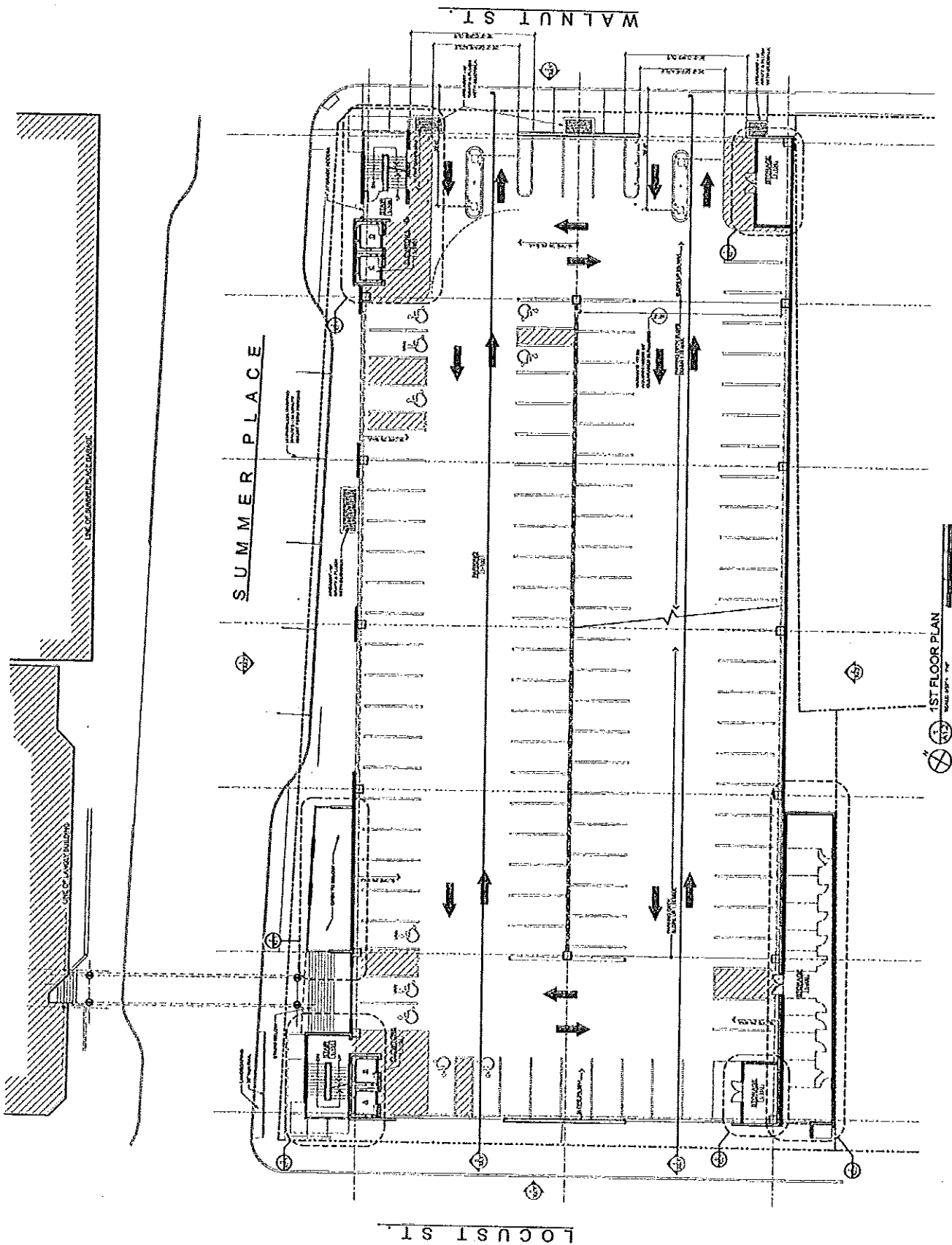
ESTIMATED TRAFFIC IMPACT: Not required.

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.



12-D-13-UR
 Staff's Recommended
 Change



1ST FLOOR PLAN