

▶ **FILE #:** 1-D-14-UR

AGENDA ITEM #: 35

AGENDA DATE: 1/9/2014

▶ **APPLICANT:** HATCHER-HILL PROPERTIES, LLC

OWNER(S): Hatcher-Hill Properties, LLC

TAX ID NUMBER: 94 E C 006 PT., 012 PT., 013 094 EC 014 & 01401

JURISDICTION: City Council District 6

STREET ADDRESS:

▶ **LOCATION:** South side of W. Fifth Av., east side of N. Broadway

▶ **APPX. SIZE OF TRACT:** 0.3 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via N. Broadway, a four lane arterial street with a pavement width of 50' within a 65' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

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

▶ **EXISTING LAND USE:** parking

▶ **PROPOSED USE:** Parking lot expansion

HISTORY OF ZONING: The site was rezoned from C-3 (General Commercial) to C-2 (Central Business District) in September 2007 (8-J-07-RZ)

SURROUNDING LAND USE AND ZONING: North: Church / parking / C-3 Commercial

South: General Business/ C-2 & C-3 Commercial

East: General Business/ C-2 & C-3 Commercial

West: Minvilla apts. / C-2 Commercial & H-1 Historic overlay

NEIGHBORHOOD CONTEXT: The site is located at the northern boundary of the Central Business District. C-2 and C-3 commercial zoning is found in the area. Development surrounding this site is made up of the newly refurbished Minvilla development, general commercial uses and mission oriented uses.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a parking lot at this location as shown on the site plan subject to 11 conditions

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Providing a landscaping plan that reflects the requirements of the Knoxville Tree Ordinance
3. Providing a wrought iron or similar decorative fence on the W. Fifth Av. And N. Broadway frontages
4. Provision of a landscaped strip at least 5' wide along the entire N. Broadway frontage
5. All sidewalk construction being ADA compliant

6. Approval of the location and type of gate by the Knoxville Engineering Dept. Due to the limited size of the site, gating may not be permitted.
7. Meeting all applicable requirements of the Knoxville Engineering Dept.
8. Meeting all applicable requirements of the Tenn. Dept. of Transportation
9. Resubdivision of the site in order to eliminate the existing interior property lines
10. A revised site plan being submitted to MPC staff reflecting the conditions of approval prior to obtaining a site development permit.
11. Resubdivision of the site in order to eliminate the existing interior property lines

COMMENTS:

The applicant is in the process of developing a parking lot on a number of small parcels located at the intersection of W. Fifth Av. And N. Broadway. The parking lot s being constructed for use by an adjoining business. All parking lots in the C-2 (Central Business District) require approval through the use on review process.

Since this site is out of the CBD core, fencing is not required. However, the applicant is proposing to fence and possibly gate this parking lot. The fencing will be a decorative fence with a wrought iron look. Due to the possibility of entering vehicles backing up on N. Broadway, gating of this site could be problematic. The location of the gate, if permitted, will have to be approved by the Knoxville Engineering Dept. and the Tenn. Dept. of Transportation.

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 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 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.

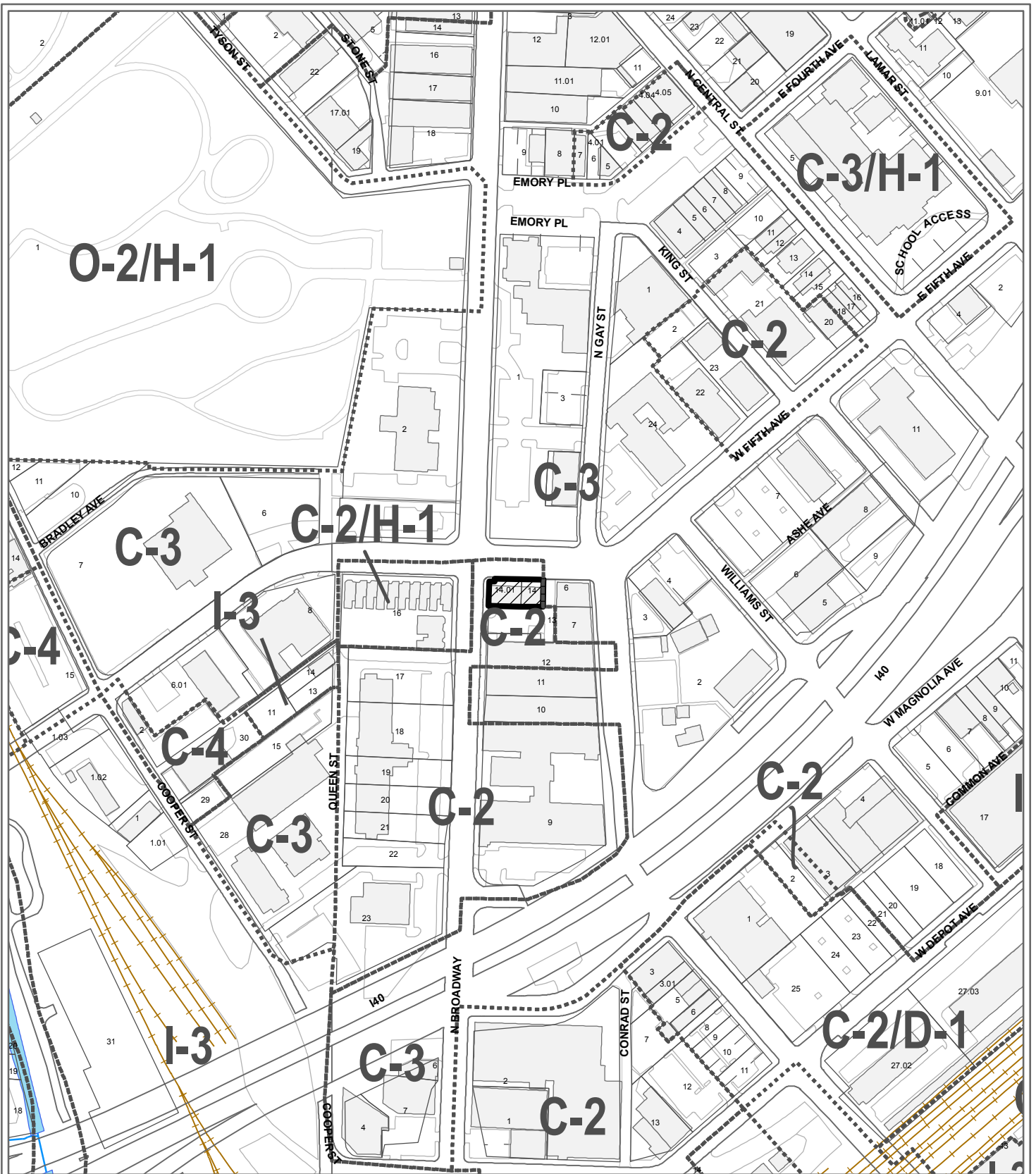
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The proposed parking lot 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.



**1-D-14-UR
USE ON REVIEW**

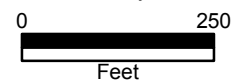


Parking lot in C-2 (Central Business District)

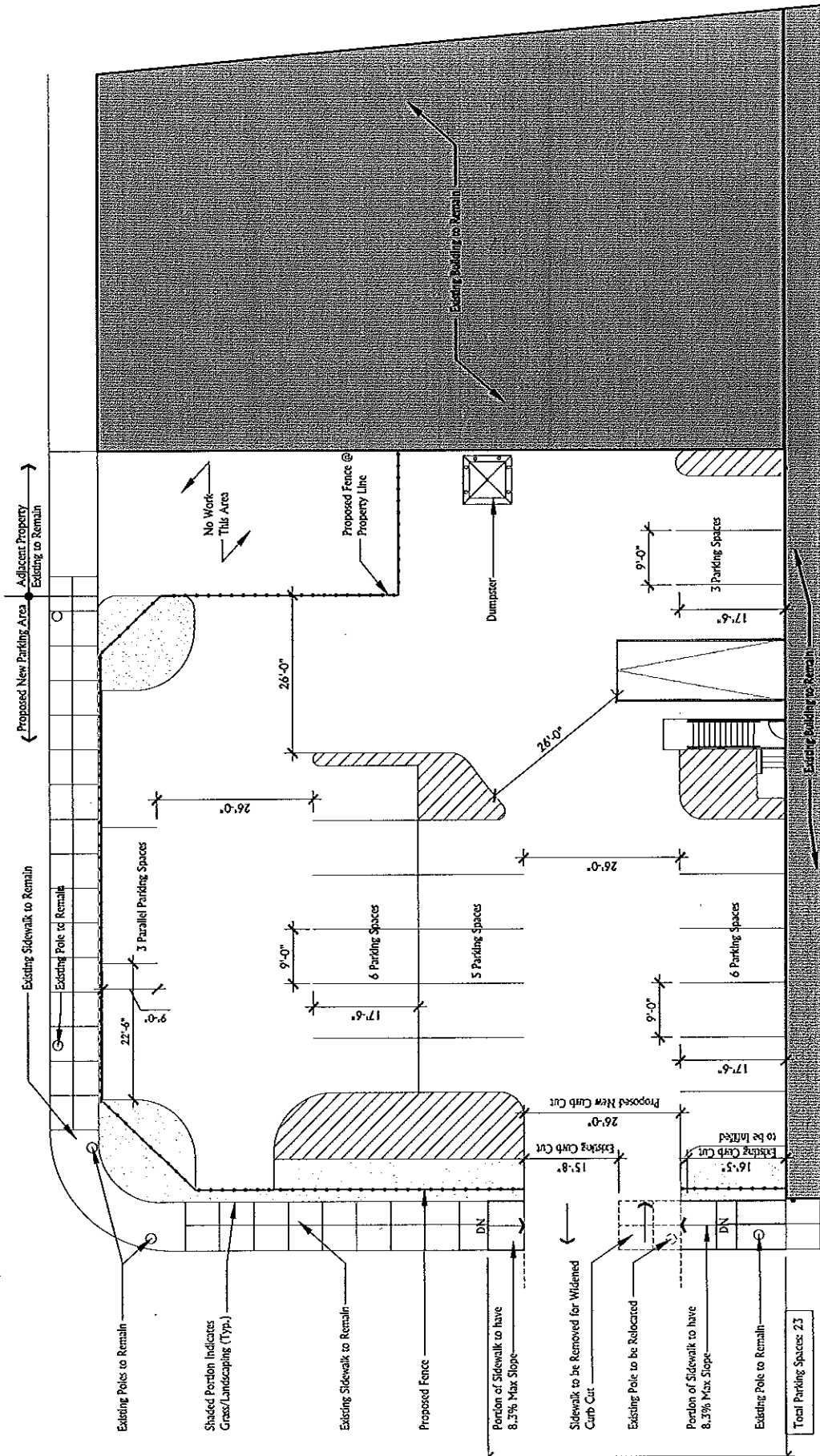
Petitioner: Hatcher-Hill Properties, LLC

Map No: 94

Jurisdiction: City



Original Print Date: 12/20/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Proposed Parking Layout for:
406 & 410 W Fifth Avenue/ 446 N. Broadway
 Knoxville, TN

DATE: TITLE	Proposed Parking Plan
DATE:	12-18-13
FOR NAME:	SENGUAY, Mohi
PROJECT NO.:	2013-10

R2K
 studio, llc
 v. 865.768.6072
 f. 865.208.8076

REVISED
 12/26/13

1-D-17-AR