

▶ **FILE #:** 6-D-14-UR

**AGENDA ITEM #:** 43

**AGENDA DATE:** 6/12/2014

▶ **APPLICANT:** ANTHONY P. CAPIELLO, JR.

OWNER(S): Anthony P. Cappiello, Jr.

TAX ID NUMBER: 94 M D 031 & 014

JURISDICTION: City Council District 6

STREET ADDRESS: 912 Henley St

▶ **LOCATION:** East side of Henley St., north of W. Hill Ave.

▶ **APPX. SIZE OF TRACT:** 5250 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Henley St., a major arterial street with 4 lanes within 95' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

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

▶ **EXISTING LAND USE:** Parking Lot

▶ **PROPOSED USE:** Parking garage

HISTORY OF ZONING: See Staff comments

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

South: Residences / R-3 (High Density Residential) / H-1 (Historic Overlay)

East: Lord Lindsey Mansion / C-2 (Central Business District) / H-1 (Historic Overlay)

West: Henley St. and church / R-3 (High Density Residential) / D-1 (Downtown Design Overlay)

NEIGHBORHOOD CONTEXT: This site is at the northeast end of the Henley St. Bridge, wedged between the Lord Lindsey Mansion, Hampton Inn and a large four story residence, at the southern end of downtown. Surrounding zoning includes C-2 and R-3 with either a D-1 or H-1 zoning overlay.

**STAFF RECOMMENDATION:**

▶ **APPROVE the one-story parking garage with 11 parking stalls as shown on the development plan subject to 9 conditions**

1. Obtaining approval from Knoxville City Council of the rezoning (4-K-14-RZ) of the property to C-2 (Central Business District) / D-1 (Downtown Design Overlay).

2. Obtaining a Certificate of Appropriateness from the Knoxville Downtown Design Review Board for the proposed one-story parking garage.
3. Meeting all other applicable requirements of the Knoxville Zoning Ordinance or obtaining any required variances.
4. Providing certification to the Knoxville Department of Engineering that the proposed garage structure will not reduce the available sight distance to the south along Henley St.
5. Providing signage or pavement markings that clearly identify that left turn movements onto Henley St. are prohibited on exiting the garage.
6. Providing pavement markings for the accessible space and access aisle, and the two turnaround areas (prohibiting parking in those areas).
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Obtaining a street connection permit from the Tennessee Department of Transportation.
9. Obtaining approval and recording a final plat that combines Tax parcels 094MD031 & 094MD014.

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 one-story parking garage on a 5,375 square foot site located on the east side of Henley St., north of W. Hill Ave. The vacant site is currently used for unmarked parking with access to Henley St. The applicant who owns both this parcel and the adjoining Lord Lindsey mansion site is proposing to build the garage to meet some of the parking demand for the Lord Lindsey building. The parking garage will also include a parking deck for outdoor events for the adjoining facility. The proposed garage will include pedestrian connections at the parking and deck levels between the two sites.

The applicant had requested a rezoning (4-K-14-RZ) of the property to C-2 (Central Business District) / D-1 (Downtown Design Overlay) that was reviewed and recommended for approval by the Planning Commission on May 10, 2014. The Knoxville City Council has postponed the second reading of the request until their June 24, 2014 meeting.

Under the Knoxville Zoning Ordinance, in the C-2 zoning district, 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, the parking policies are primarily directed at large scale parking facilities. The Plan does encourage property owners/developers to be partially responsible for providing parking for their development and for the parking facility to be designed with non-parking uses. Both of these recommendations are addressed by the proposed parking garage.

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.

#### **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**

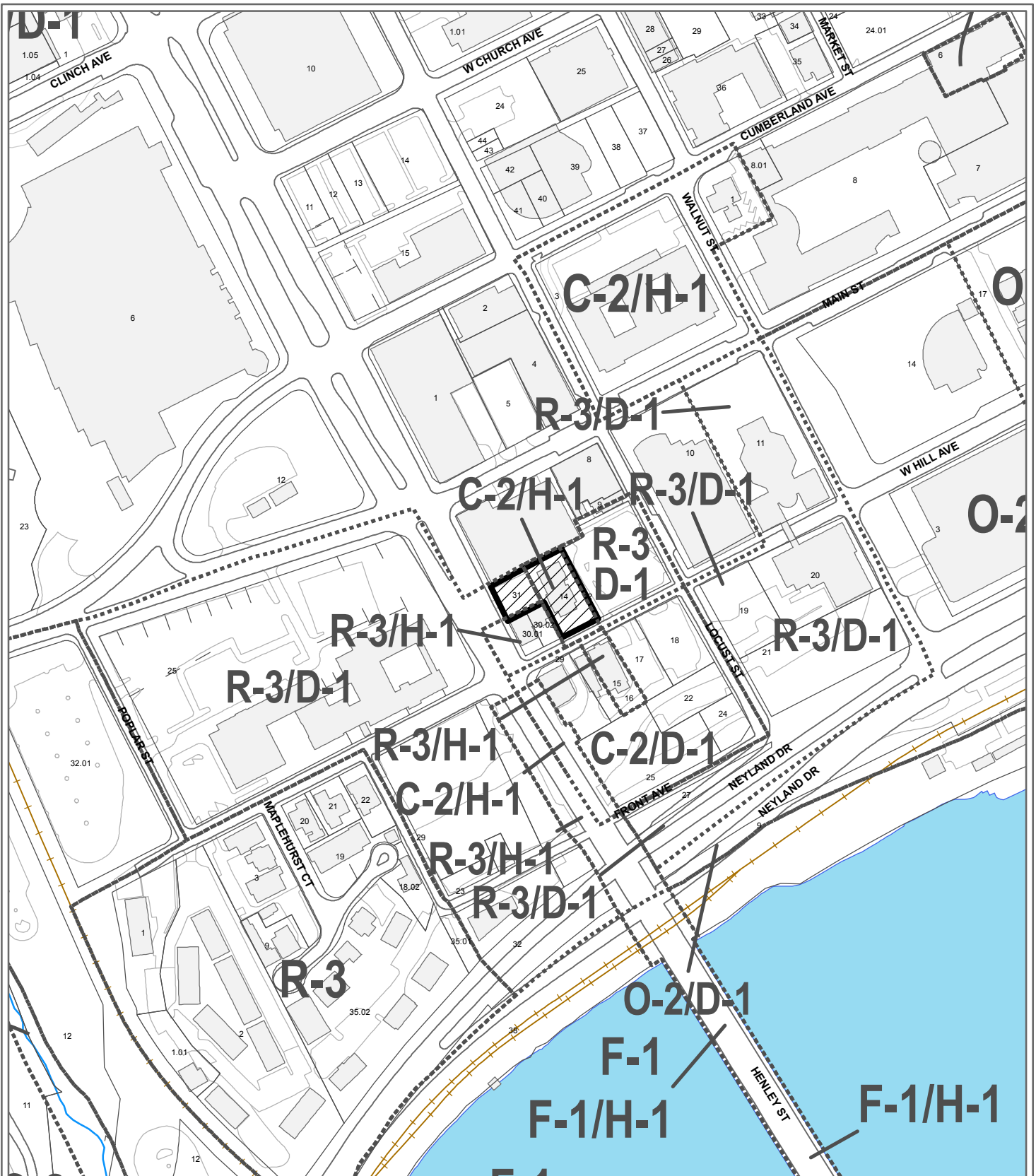
1. The proposed parking facility is consistent with the policies and recommendations of the "Downtown Plan".
2. The Central City Sector Plan proposes Mixed Use retail/office/residential uses for this site.
3. The Knoxville One Year Plan proposes CBD (Central Business District) for this site.

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.

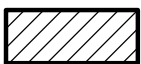
ESTIMATED STUDENT YIELD: Not applicable.

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.



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

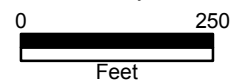
Petitioner: Capiello, Jr., Anthony P.



Covered Parking / Roof Deck in C-2 (Central Business District) / D-1 (Downtown Design Overlay)

Map No: 94  
Jurisdiction: City

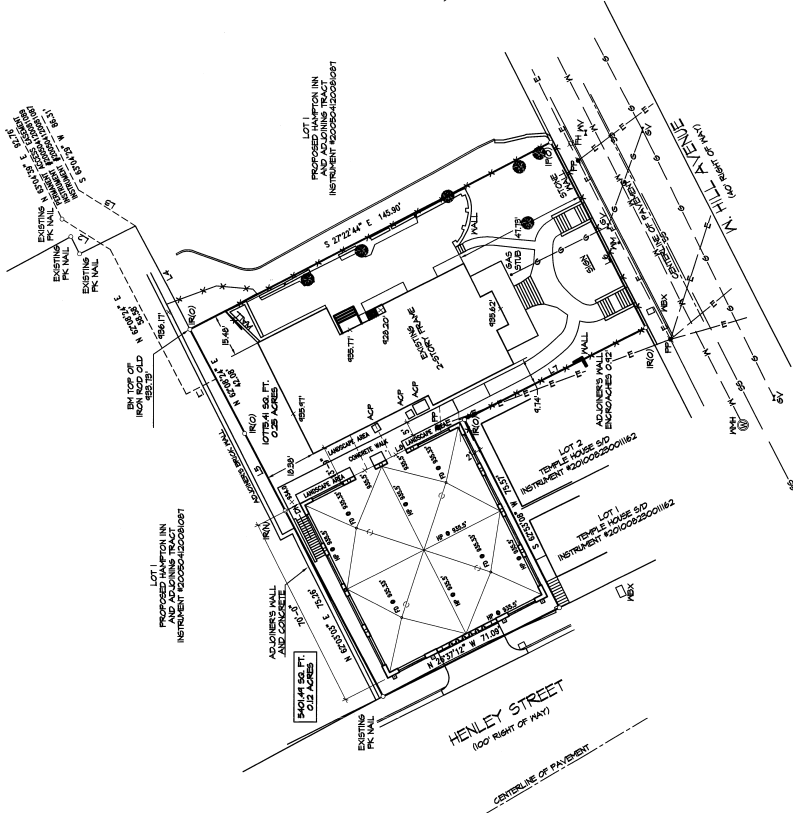
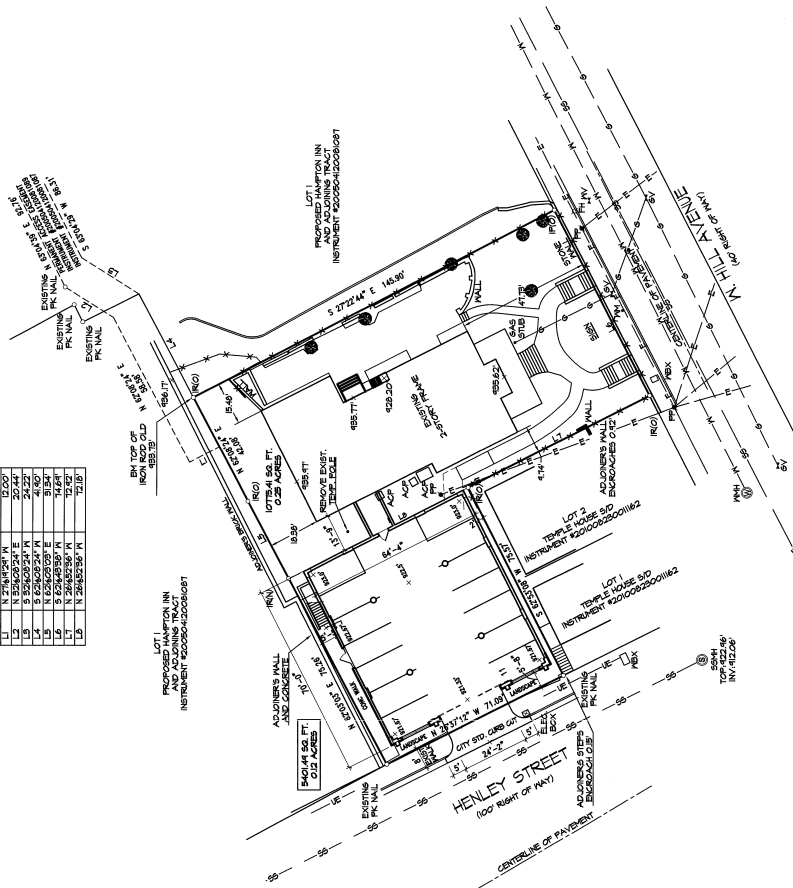
Original Print Date: 5/22/2014  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



		<b>LORD LINDSEY</b> A NEW COVERED PARKING / ROOF DECK FOR 412 HENLEY STREET KNOXVILLE, TENNESSEE	PROJECT TITLE: <b>SITE PLAN LAYOUT</b>
		TIMOTHY J. DUNN, ARCHITECT 101 N. 11TH AVENUE KNOXVILLE, TN 37903 PHONE: (615) 555-6776	DATE: <b>9-24-14</b>
		REVISION: <b>5-29-14</b>	DRAWING NUMBER: <b>S.P.-1</b>

6-19-14-R  
 REVISION  
 6-19-14

LINE	BEARINGS	DISTANCE
1	N 75°59'41" W	15.00'
2	S 75°59'41" W	15.00'
3	S 52°48'59" W	24.22'
4	S 62°02'24" W	41.62'
5	S 52°48'59" W	24.22'
6	N 75°59'41" W	15.00'
7	N 75°59'41" W	15.00'
8	N 75°59'41" W	15.00'

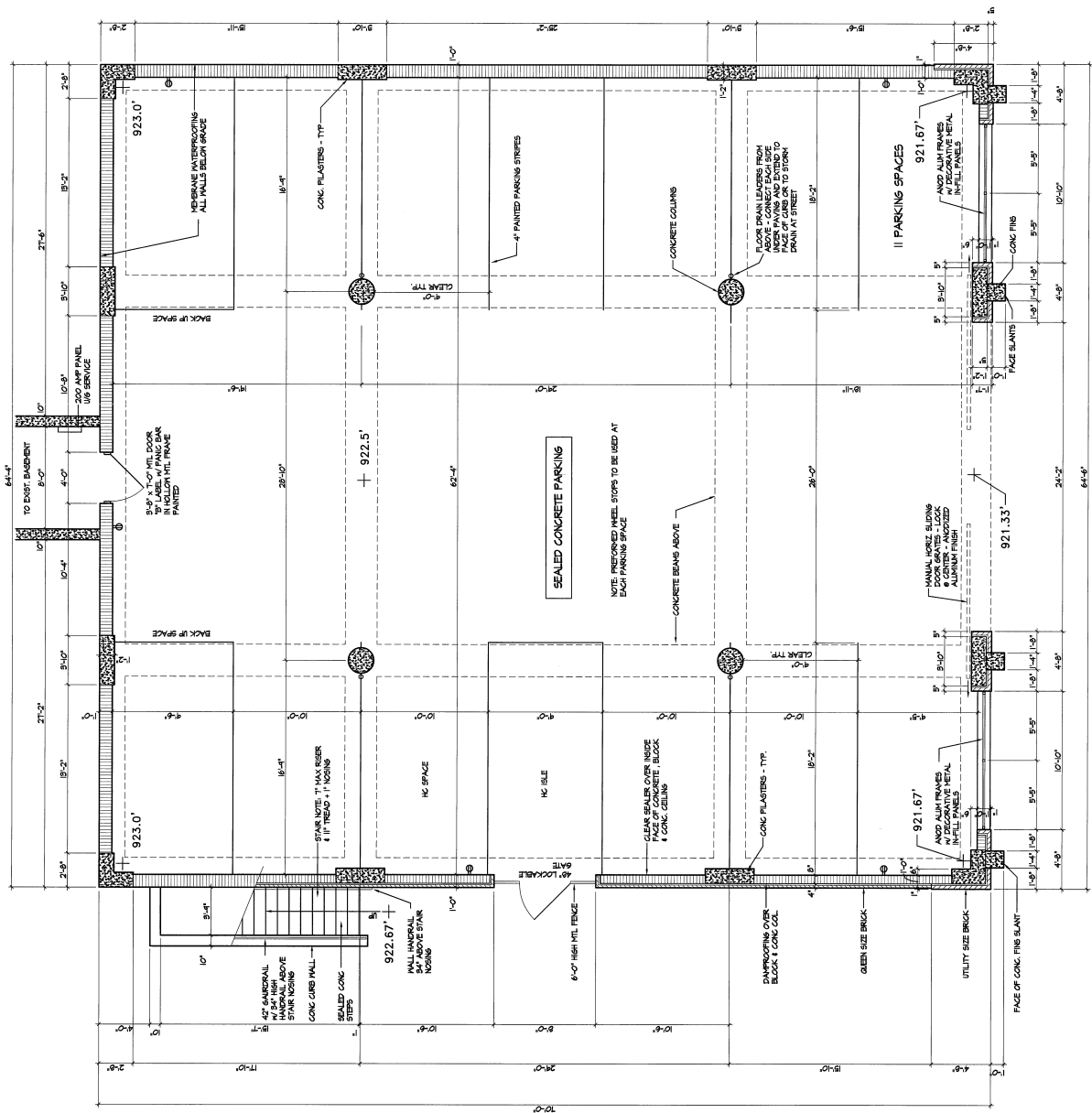




PROJECT TITLE <b>GROUND LEVEL PLAN</b>	
DATE <b>5-24-14</b>	DRAWING NUMBER <b>AA-1</b>
REVISION <b>5-29-14</b>	

<b>APPLICABLE CODES:</b> BUILDING CODE : 2012 IRC PLUMBING CODE : 2012 UPC MECHANICAL CODE : 2012 IMC GAS CODE : 2012 BGC NATIONAL ELECTRIC CODE : 2009 NEC INTERNATIONAL FIRE CODE : NFPA 1303 EDITION LIFE SAFETY CODE : NFPA 101 HANDICAP CODE : 2004 ADA - 508 (Ch. 8)	<b>PROJECT INFORMATION:</b> TYPE OF CONSTRUCTION: III FULLY SPRINKLED: NO OPEN PARKING AREA AT OPEN ROOF DECK: YES BUILDING AREA: 4,009 S.F. PROPERTY ZONING: C-2 / D-1 ADDRESS: 412 HENLEY STREET
--	--

6-D-14-012  
 REVISION  
 5-29-14



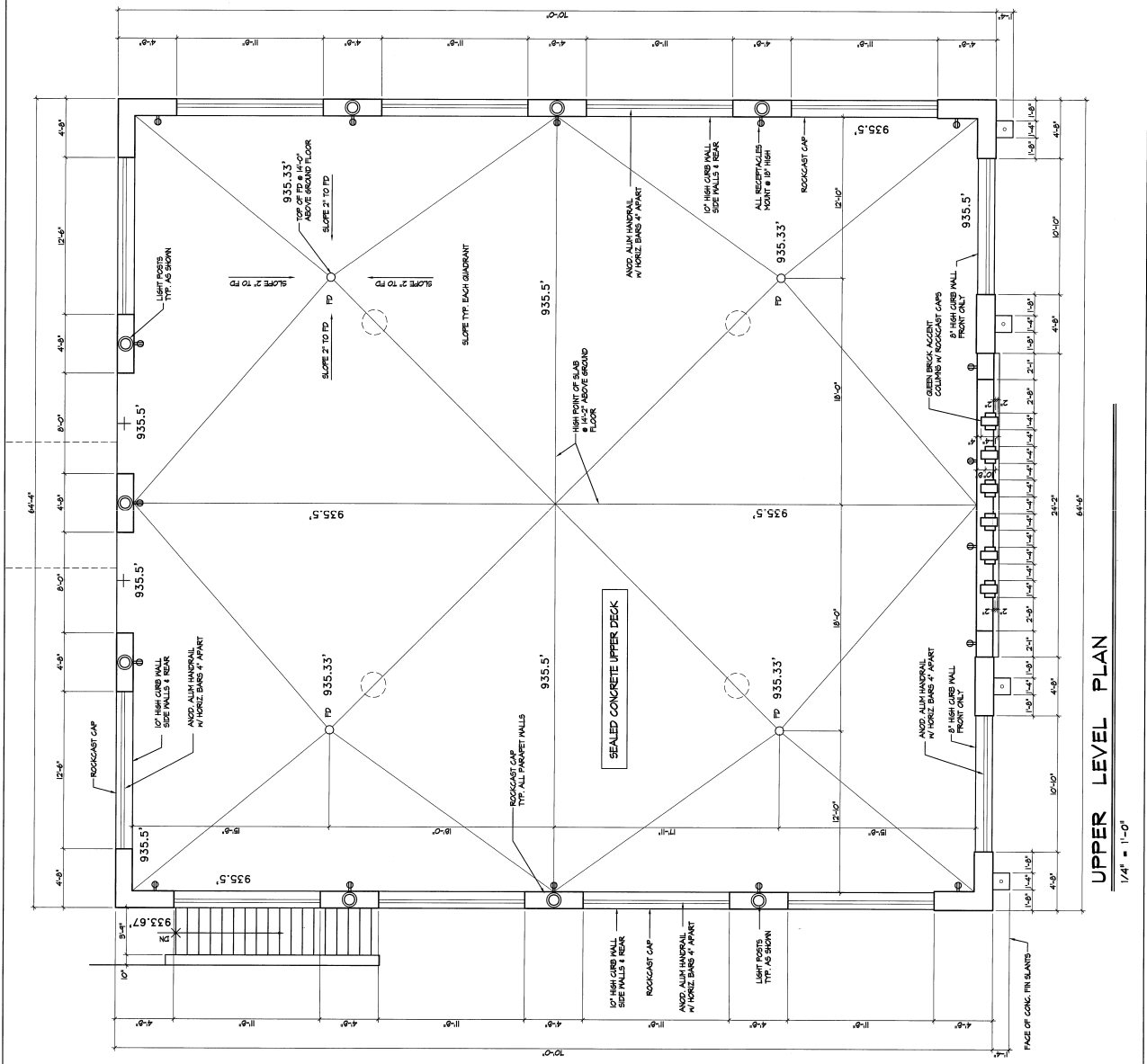
**GROUND LEVEL PLAN**  
 1/4" = 1'-0"



**TTP ARCHITECT**  
 TIMOTHY OGD DRINNAN  
 412 HENRY STREET  
 KNOXVILLE, TENNESSEE 37902  
 (615) 554-0778

UPPER LEVEL PLAN	
SHEET TITLE	PROJECT TITLE
DATE: 9-24-14	A NEW COVERED PARKING / ROOF DECK FOR
REVISION: 5-28-14	412 HENRY STREET KNOXVILLE, TENNESSEE
DRAWING NUMBER	
AA-2	

6-19-14-UR  
 REVISION  
 5-28-14

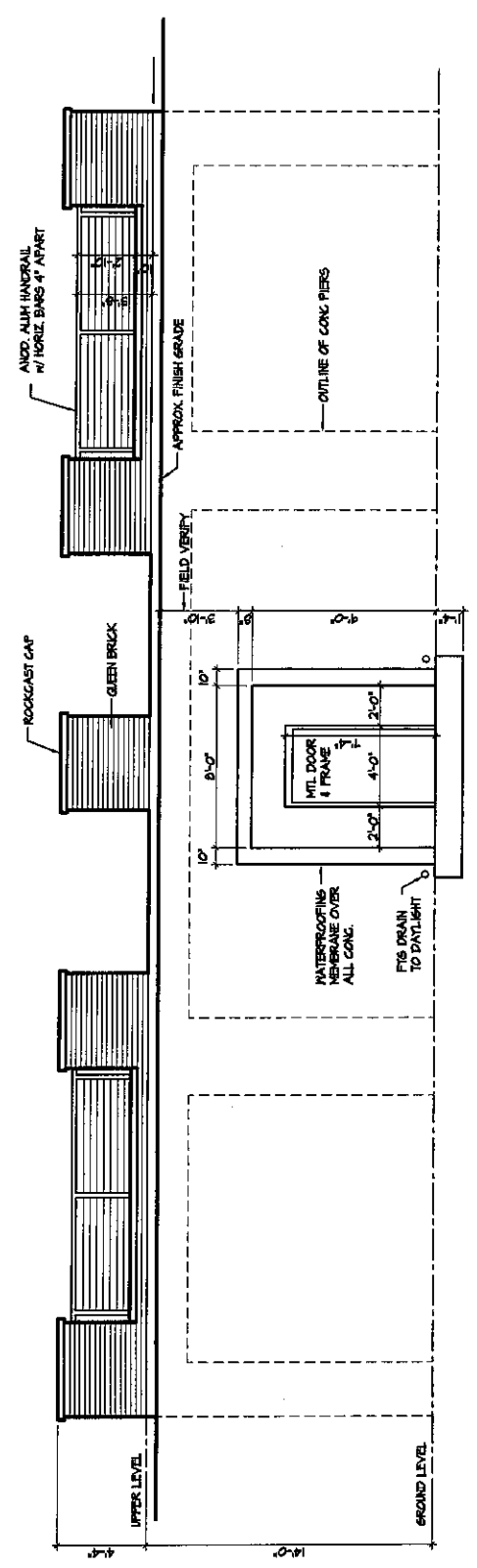




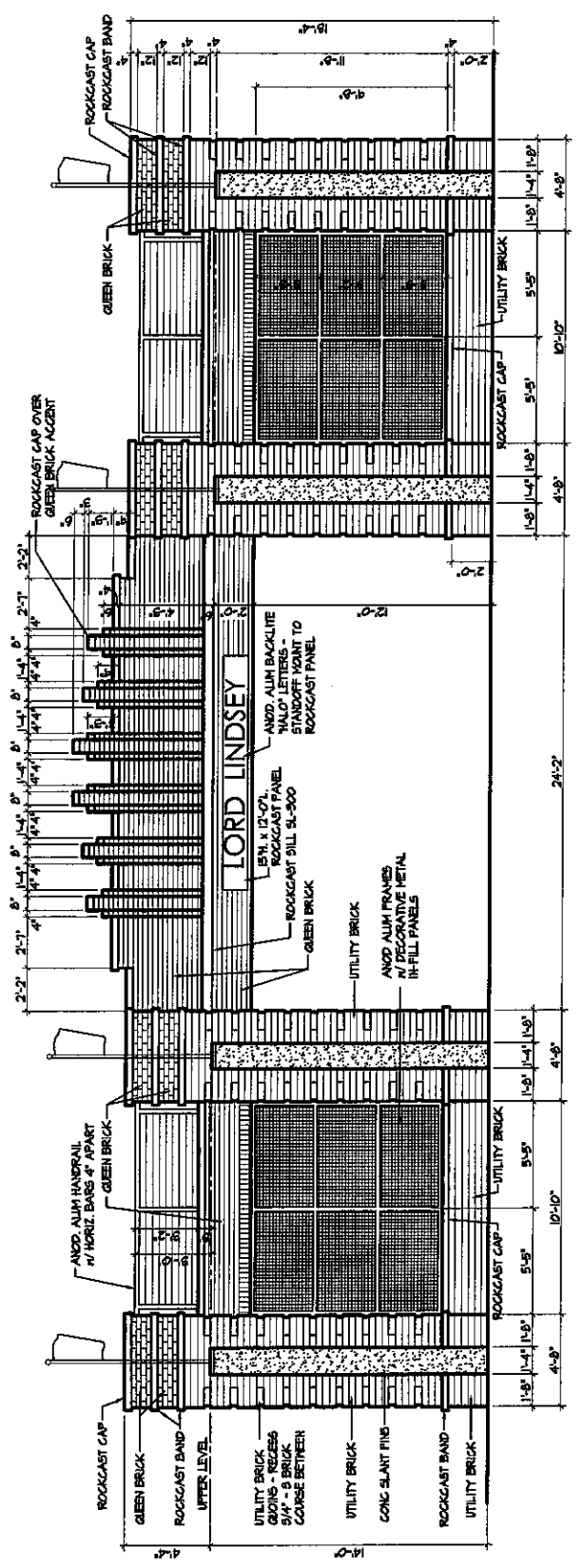
**TTP architect**  
 TIMOTHY TODD DUNNIVANT  
 180 W. HENRY DRIVE  
 P.O. BOX 117  
 NORRIS, TENNESSEE 37858  
 (615) 554-4778

**ELEVATIONS**  
 A NEW COVERED PARKING / ROOF DECK FOR  
**LORD LINDSEY**  
 412 HENRY STREET  
 KNOXVILLE, TENNESSEE

SHEET TITLE:	PROJECT TITLE:
DATE: 9-24-14	
REVISION:	
DRAWING NUMBER:	A-4



**REAR ELEVATION**  
 1/4" = 1'-0"



**FRONT ELEVATION**  
 1/4" = 1'-0"

6-D-14-UR

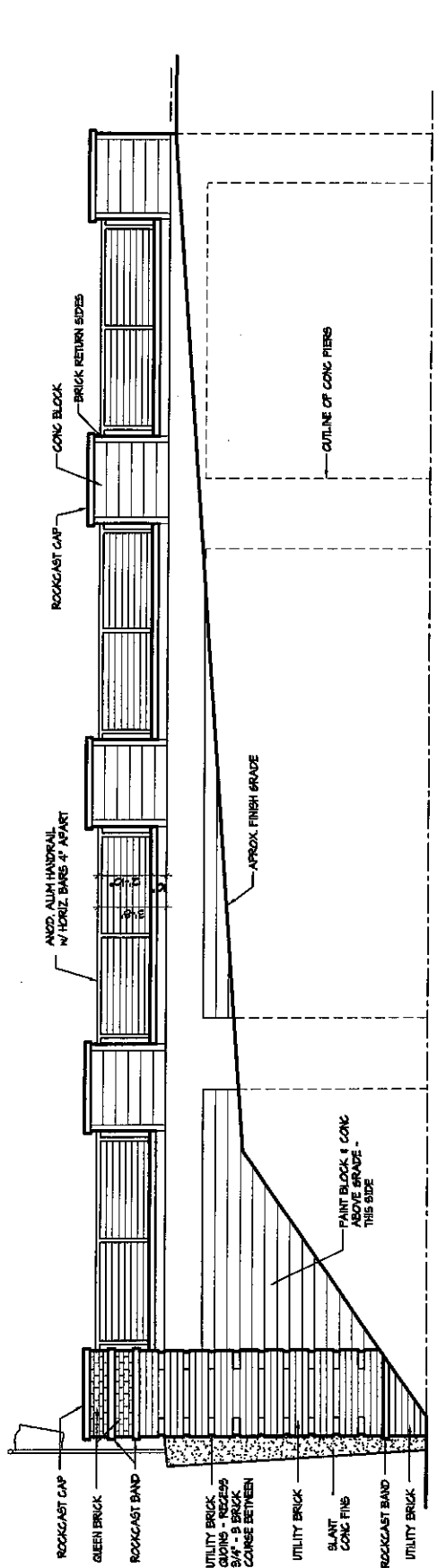




**TTP architect**  
 TIMOTHY TODD DUNNIVANT  
 186 BIRCHMOUNT DRIVE  
 NORTON, TENNESSEE 37828  
 (615) 834-4778

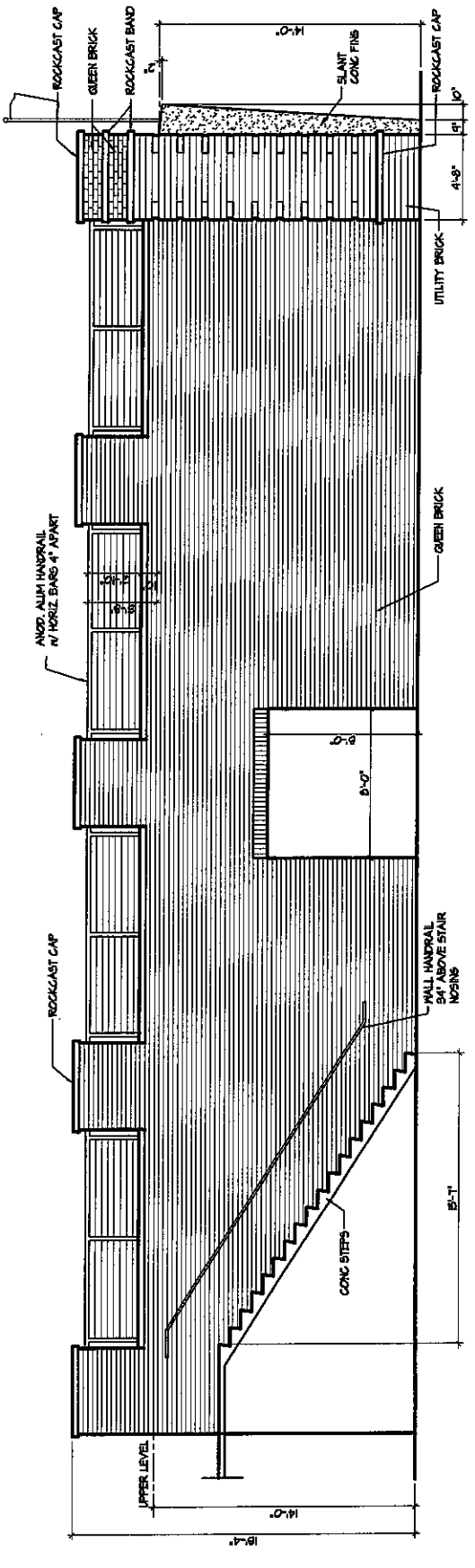
**ELEVATIONS**  
 SHEET TITLE: PROJECT TITLE:  
 DATE: 9-24-14  
 REVISION:  
 DRAWING NUMBER: A-5

A NEW COVERED PARKING / ROOF DECK FOR  
 412 HEBEL STREET  
 KNOXVILLE, TENNESSEE



**RIGHT SIDE ELEVATION**

1/4" = 1'-0"



**LEFT SIDE ELEVATION**

1/4" = 1'-0"

6-D-14-UR