CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



Application Filed: 8/26/2019 Date of Revision:

Applicant: FOUNTAIN CITY RECREATION COMMISSION



PROPERTY INFORMATION

General Location: North side of Tocar Road, east of Dogwood Road

Other Parcel Info.:

Tax ID Number: 48 L E 041 Jurisdiction: City

Size of Tract: 1.32 acres

Accessibility: This lot is accessed from a private road that forms the entry to Fountain City Ball Park and Rec Center

off of Dogwood Road. It appears to be of asphalt and is approximately 19 feet wide with a 40-foot right-of-way width. Dogwood Road is a local road with a pavement width that varies from 16 to 18 feet and a

right-of-way width that varies from 40 to 45 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant parcel

Surrounding Land Use:

Proposed Use: Recreational Park & Parking Density: n/a

Sector Plan: North City Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This property is in a single-family residential neighborhood with most lots at approximately 0.5 acres.

Fountain City Ball Park and Rec Center is to the south and contains 7 baseball fields of varying size that are open to the public. North Broadway is approximately 0.25 miles to the west by roadway.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 3725 Tocar Road

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)

Former Zoning:

Requested Zoning: OS-2 (Park & Open Space District)

Previous Requests: N/A

Extension of Zone: Yes, PP is adjacent to the south

History of Zoning: None noted for this property

PLAN INFORMATION (where applicable)

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Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: PP (Public Parks & Refuges)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve the PP (Public Parks and Refuges) designation.

Staff Recomm. (Full): Staff recommends approval of PP (Public Parks and Refuges) as the One-Year Plan designation since

it would be a minor extension of the existing PP designation, subject to the condition that any parking

areas be screened with "Type B" landscaping per the Landscaping and Screening Guidelines.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any

one of these.)

AN ERROR IN THE PLAN:

1. There are no apparent errors in the plan.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

- 1. The applicant has stated that this property is used for overflow parking during games with people parking on the grass. Fountain City Recreation Center would like to install a parking lot here should these amendments take effect. The "Type B" screen in the Landscape Screening Design Guidelines is designed to buffer adjoining residential areas from parking areas and would be appropriate to use in this case.
- 2. Access to this property is through the park entrance via a private road owned by the park.
- 3. The property will become part of the park if the plan amendments and rezoning requests are approved.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. No change in public policy directly impacts this plan amendment. This park is not a City park. It is privately owned and operated by the Fountain City Recreation Commission, who partners with the City of Knoxville in offering sports programs for youth.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. No new information has become available to warrant a plan amendment.

Action: Approved Meeting Date: 10/10/2019

Details of Action:

Summary of Action: The Planning Commission approved PP (Public Parks and Refuges) as the One-Year Plan designation.

Date of Approval: 10/10/2019 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:
Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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Date of Legislative Action: 11/5/2019 Date of Legislative Action, Second Reading: 11/19/2019

Ordinance Number: Other Ordinance Number References: O-156-2019

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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