

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 10-I-04-PA                      **Related File Number:** 10-W-04-RZ  
**Application Filed:** 9/17/2004                      **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE/ PARKS AND RECREATION DEPT.  
**Owner:**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

## PROPERTY INFORMATION

**General Location:** Northwest side Delrose Dr., northeast of Dandridge Ave., south of Brooks Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 82 M C 038.01    **OTHER:** SOUTHEAST PORTION (MAP O    **Jurisdiction:** City  
**Size of Tract:** 3 acre  
**Accessibility:** Access is via Delrose Dr., a major collector street with 20' of pavement within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** City Park maintenance building with above ground gas storage facilities.  
**Surrounding Land Use:**  
**Proposed Use:** City Park maintenance building with above ground gas storage facilities.                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This maintenance site is part of the City Park that includes an eighteen hole par three golf course within an R-1 zone.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Single Family Residential)  
**Former Zoning:**  
**Requested Zoning:** I-3 (General Industrial)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** LI (Light Industrial)

## ***SUBDIVISION INFORMATION (where applicable)***

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## ***OTHER INFORMATION (where applicable)***

Other Bus./Ord. Amend.:

## ***MPC ACTION AND DISPOSITION***

Planner In Charge:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE LI (Light Industrial) One Year Plan designation for this part of the park site

Staff Recomm. (Full):

LI designation is needed for this part of the city park site to comply with City fire Codes and the above ground storage of gasoline

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposed One Year Plan amendment and I-3 rezoning are needed to allow this City Park maintenance facility to continue to store fuel in above ground tanks. The building and facility are compatible with the scale and intensity of the surrounding park and residential land uses and do not adversely impact the area .
2. No other properties in the area would be rezoned for non-residential use.
3. I-3 zoning will permit the existing city park maintenance facility of the Wee Course to continue to store fuel in above ground tanks, as an incidental part of it's maintenance operation rather than having to spend public dollars to bury the fuel tanks that do not presently present a public safety issue.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have no minimal impact on schools and no additional impact on the existing streets in the area.
3. The existing use will not change and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes low density residential use for this property, The amendment would change this area to LI (Light Industrial) consistent with the present maintenance use.
2. The East City Sector Plan proposes low density residential uses for this parcel.

MPC Action:

Approved

MPC Meeting Date: 10/14/2004

Details of MPC action:

Summary of MPC action:

APPROVE LI (Light Industrial)

Date of MPC Approval:

10/14/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

Legislative Body:

Knoxville City Council

Date of Legislative Action:

11/9/2004

Date of Legislative Action, Second Reading: 11/23/2004

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: