

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT



File Number: 10-I-19-SP **Related File Number:**
Application Filed: 8/26/2019 **Date of Revision:**
Applicant: R. AARON MILLER / 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: None noted for this property
Extension of Zone: Yes, PP is adjacent to the south
History of Zoning: None noted for this property

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: PP (Public Parks and 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.): Adopt resolution #10-I-19-SP, amending this parcel in the North City Sector Plan map to the PP (Public Parks and Refuges) designation.

Staff Recomm. (Full): Staff recommends adoption of resolution #10-I-19-SP, amending this parcel in the North City Sector Plan map to the PP (Public Parks and Refuges) designation since it would be a minor extension of the PP designation, subject to the condition that any parking areas be screened with "Type B" landscaping per the Landscaping and Screening Guidelines.

Comments: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There are no recent changes to conditions that would warrant amending the land use plan.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan regarding this parcel.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONDISERATION OF THE ORIGINAL PLAN PROPOSAL:

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.

Action: Approved

Meeting Date: 10/10/2019

Details of Action:

Summary of Action: The Planning Commission approved adoption of resolution #10-I-19-SP, amending this parcel in the North City Sector Plan map to the PP (Public Parks and Refuges) designation since it would be a minor extension of the PP designation, subject to the condition that any parking areas be screened with "Type B" landscaping per the Landscaping and Screening Guidelines.

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

Date of Legislative Action: 11/5/2019

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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

O-155-2019

Disposition of Case, Second Reading:

Approved

If "Other":

Amendments:

Effective Date of Ordinance: