# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 11-A-09-PA Related File Number: 9-C-09-RZ

**Application Filed:** 10/7/2009 **Date of Revision:** 

Applicant: CITY OF KNOXVILLE



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W w w • k n o x m p c • o r g

## PROPERTY INFORMATION

General Location: Northwest side Cumberland Ave., northeast of Eleventh St.

Other Parcel Info.:

Tax ID Number: 94 M C 023 OTHER: 094MG041, 094LJ00102 Jurisdiction: City

Size of Tract: 14.46 acres

Accessibility: Access to the site is from Clinch Ave., a minor collector street, Cumberland Ave., a major arterial

street, or Eleventh St., a minor collector street.

## **GENERAL LAND USE INFORMATION**

Existing Land Use: Park

**Surrounding Land Use:** 

Proposed Use: Park with extension of D-1 guidelines for consistency across World's Density:

Fair Park

Sector Plan: Central City Sector Plan Designation: PPOS

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

Neighborhood Context: These parcels contain World's Fair Park, which is located between the downtown central business

district and the Ft. Sanders neighborhood and UT.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## **ZONING INFORMATION (where applicable)**

Current Zoning: C-2 (Central Business District)

Former Zoning:

Requested Zoning: OS-1 (Open Space Preservation) / D-1 (Downtown Design Overlay) and Design Guidelines

Previous Requests: None noted

Extension of Zone: Not an extension of plan designation or zoning, but it is an extension of the D-1 overlay from the east

History of Zoning: None noted

## PLAN INFORMATION (where applicable)

Current Plan Category: CBD (Central Business District)

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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.:

## MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT resolution #11-A-09-PA, amending the Knoxville One Year Plan to PP (Public Parks and

Refuges) and recommend that City Council also adopt the One Year Plan amendment. (See attached

Exhibit A.)

Staff Recomm. (Full): The proposed plan amendment is consistent with the current use of the site as a public park. The plan

amendment to PP will bring the One Year Plan into consistency with the sector plan, which proposes

PPOS (Public Parks and Open Space) for this site.

Comments: In order to consider OS-1 zoning, a One Year Plan amendment had to be added to the rezoning

application, as OS-1 is not a permissible zone within the current central business designation. The PP (Public Parks and Refuges) designation is the most appropriate for the current use of the property.

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

A. NEW ROAD OR UTILITY IMPROVEMENTS - The roads are sufficient and the utilities are in place

to serve this site.

B. ERROR OR OMISSION IN CURRENT PLAN - World's Fair Park, a public park facility owned by the City of Knoxville, is located on the subject property. The current plan designates the site for Central

Business uses, as it is on the edge of the downtown central business district.

C. CHANGES IN GOVERNMENT POLICY - Over the last ten years, numerous City owned parks have

been requested to be rezoned to OS-1, similar to this request.

D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - None of these factors are

relevant to this particular plan request.

Action: Approved Meeting Date: 1/14/2010

**Details of Action:** 

**Summary of Action:** PP (Public Parks and Refuges)

Date of Approval: 1/14/2010 Date of Denial: Postponements: 11/12/09

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 5/4/2010 Date of Legislative Action, Second Reading: 5/18/2010

Ordinance Number: Other Ordinance Number References:

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

If "Other": Postponed If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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