

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL CITY SECTOR PLAN AMENDMENT

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

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File Number: 12-B-17-SP **Related File Number:** 12-J-17-RZ
Application Filed: 10/30/2017 **Date of Revision:**
Applicant: CITY OF KNOXVILLE

PROPERTY INFORMATION

General Location: Southeast side Texas Ave., southwest side Stonewall St.
Other Parcel Info.:
Tax ID Number: 81 P N 001-003, 005-033 **Jurisdiction:** City
Size of Tract: 5.5 acres
Accessibility: Primary access is via Texas Ave., a major collector street with 24' of pavement width within 35' of right-of-way. The site can also be accessed from Sherman St., a local street with 32' of pavement width within 50' of right-of-way, or Stonewall St., a local street with 25' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential, commercial and industrial
Surrounding Land Use:
Proposed Use: Youth recreation fields **Density:**
Sector Plan: Central City **Sector Plan Designation:** TDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area of the Lonsdale neighborhood is developed with houses, apartments, a church and a community building, under R-1A, R-2 and OS-2 zoning, all with the IH-1 zoning overlay.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)
Former Zoning:
Requested Zoning: OS-2 (Park and Open Space) / IH-1 (Infill Housing Overlay)
Previous Requests: None noted
Extension of Zone: Yes, extension of PP plan designation and OS-2 zoning
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: TDR (Traditional Neighborhood Residential)

Requested Plan Category: PP (Public Parks)

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 #12-B-17-SP, amending the Central City Sector Plan map to PP (Public Parks and Refuges) sector plan designation, and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.

Staff Recomm. (Full):

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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

No known road improvements have been recently made to area roads., but they are adequate to serve the proposed youth recreation fields, provided that adequate off-site parking is provided. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There are no apparent errors in the plan. The current plan TDR (Traditional Neighborhood Residential) uses for the site. The proposal is a logical extension the PP (Public Parks and Refuges) land use plan designation that is already in place at the Sam Hill Center in the eastern portion of the site.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

With the established PP designation and OS-2 zoning on the portion of the site containing the Sam Hill Center, an extension of those uses are appropriate for the subject property.

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

No new information or trends have emerged to reveal the need for a plan amendment. The effect of the proposal would be to enlarge the current recreational area. The City of Knoxville owns all of the subject property and intends to develop youth athletic facilities on the site.

Action: Approved

Meeting Date: 12/14/2017

Details of Action:

Summary of Action: , amending the Central City Sector Plan map to PP (Public Parks and Refuges)

Date of Approval: 12/14/2017

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: 1/16/2018

Date of Legislative Action, Second Reading: 1/30/2018

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: