

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR 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: 4-A-14-PA **Related File Number:** 4-D-14-RZ
Application Filed: 2/10/2014 **Date of Revision:**
Applicant: EMERALD YOUTH FOUNDATION

PROPERTY INFORMATION

General Location: Northwest side E. Emerald Ave., northeast of N. Central St.
Other Parcel Info.:
Tax ID Number: 81 K J 032 **Jurisdiction:** City
Size of Tract: 15000 square feet
Accessibility: Access is via E. Emerald Avenue, a local street, with approximately 28 ft. of pavement width, within 50 ft. of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant residential
Surrounding Land Use:
Proposed Use: Parking for Emerald Youth Foundation **Density:**
Sector Plan: Central City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The subject property is located at the southwestern edge of the Oakwood/Lincoln Park community. Properties to the northeast are developed primarily with single-family detached uses, while properties to the southwest are developed with commercial and quasi-public uses, including the principal Emerald Youth Foundation building. Surrounding zoning includes C-3, R-1 and R-2, with several properties designated with an IH-1 overlay.

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

Street: 121 E Emerald Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential) / IH-1 (Infill Housing Overlay) & R-2 (General Residential) / IH-1 (Infill Housing Overlay)
Former Zoning:
Requested Zoning: C-3 (General Commercial)/IH-1 (Infill Housing Overlay)
Previous Requests: None noted
Extension of Zone: Yes, from the southwest
History of Zoning: None noted for this property.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

Requested Plan Category: GC (General Commercial)

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: Buz Johnson

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE GC (General Commercial) One Year Plan designation.

Staff Recomm. (Full): Approval of this plan amendment to GC (General Commercial) will represent a logical and minor extension of the plan designation from the southwest. With adequate landscaping along the edges of the property abutting residential zoning and access restricted to the existing curb cut on E. Emerald Avenue for the foundation's current parking, the additional parking proposed will be compatible with the scale and intensity of this portion of the Oakwood/Lincoln Park community.

Comments: These requests for the approval of a One Year Plan general commercial designation and C-3 zoning will allow the creation of additional parking for the Emerald Youth Foundation. The foundation already has parking on Parcel 081KJ033, which has access to and from E. Emerald Avenue by means of a curb cut and alley. The expanded parking lot will face the parking lot for Emerald Avenue United Methodist Church on the southeast side of E. Emerald Avenue.

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (may meet any one of these):

- A. AN ERROR IN THE PLAN - The site's current designation for medium density residential uses appears to be an isolated location for medium density development, especially since a portion of the site is zoned for R-1 (Low Density residential) uses. A larger area for medium density development would be more appropriate to preserve relative to the commercial corridor along N. Central Street.
- B. 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 - Public water and sewer are in place to serve the subject property. KUB is underway with underground utility improvements to the east of the subject property along McMillan Street.
- C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - No specific change in public policy has occurred to warrant this plan amendment.
- D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available to reveal the need for this plan amendment. However, the request does represent a minor extension of the general commercial designation from the southwest.

Action: Approved

Meeting Date: 4/10/2014

Details of Action:

Summary of Action: GC (General Commercial) One Year Plan designation.

Date of Approval: 4/10/2014

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: 5/13/2014

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 5/27/2014

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: