

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL CITY SECTOR PLAN AMENDMENT



File Number: 4-A-14-SP **Related File Number:**
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 & 033 **Jurisdiction:** City
Size of Tract: 21900 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: LDR (Low Density Residential)

Requested Plan Category: C (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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Buz Johnson

Staff Recomm. (Abbr.): ADOPT RESOLUTION #4-A-14-SP, amending the Central City Sector Plan to C (Commercial), and recommend that City Council also adopt the amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): Approval of this plan amendment to C (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: This is a request for the approval of a sector plan commercial designation which, if approved, would allow consideration of C-3 zoning for a portion of the subject property. The purpose of this application, as well as the companion One Year Plan and rezoning requests (4-A-14-PA and 4-D-14-RZ), will be to allow the creation of additional parking on Parcel 081KJ032. for the Emerald Youth Foundation. The foundation already has parking on Parcel 081KJ033, but both parcels are designated for low density residential uses. Access to the current parking on 081KJ033 is from E. Emerald Avenue. The expanded parking lot will face the parking lot for Emerald Avenue United Methodist Church on the southeast side of E. Emerald Avenue.

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any 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 improvements have been made recently to any of the streets surrounding this site. Public water and sewer utilities are available to the serve this property, although KUB is conducting some underground work in the immediate area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The One Year Plan designates the existing Emerald Youth Foundation parking lot on Parcel 081KJ033 for GC (General Commercial) uses, while the parcel's current zoning is C-3, consistent with the requested zoning for Parcel 081KJ032. Although zoned R-2/IH-1, the property to the southeast and across the street from the subject property is also used as a parking lot.

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

Approval of the sector plan amendment, as well as the related One Year Plan amendment and C-3 zoning, would enhance the capacity of this community-based facility and strengthen it's value to Oakwood/Lincoln Park and the greater Knoxville area.

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

Requiring the use of a landscape buffer on the edges of the subject property abutting residential zoning would establish a suitable transition point between residential and non-residential uses. Restricting access to the expanded parking area through the existing parking lot would help to minimize adverse impacts on residential character of Oakwood/Lincoln Park.

Action: Approved

Meeting Date: 4/10/2014

Details of Action:

Summary of Action: ADOPT RESOLUTION #4-A-14-SP, amending the Central City Sector Plan to C (Commercial), and recommend that City Council also adopt the amendment.

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

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

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: