

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 4-A-20-PA **Related File Number:** 4-A-20-SP
Application Filed: 1/7/2020 **Date of Revision:**
Applicant: CITY OF KNOXVILLE

PROPERTY INFORMATION

General Location: North side of E. Fifth Ave. from Holly St. to Myrtle St.
Other Parcel Info.:
Tax ID Number: 82 P K 034, 035, AND 038 **Jurisdiction:** City
Size of Tract: 9158 square feet
Accessibility: E. Fifth Avenue is a local road with a pavement width of approximately 21 ft. and a right-of-way width of approximately 58.5 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant parcels
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD, CC-4 (Mixed Use-Special District, Magnoli
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is a mix of uses including Caswell Park (ballfields) to the north, small-lot single-family dwelling units and small apartment buildings to the east and west, and commercial uses to the south. East Magnolia Avenue is two blocks to the south.

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

Street: 0 E. Fifth Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OS (Parks and Open Space)
Former Zoning:
Requested Zoning:
Previous Requests: 10-S-19-RZ
Extension of Zone: Yes
History of Zoning: Property was rezoned from O-1 (Office, Medical, and Related Services) to OS-2 (Park and Open Space) in 01/11, upon creation of that zone. A rezone request from OS-2 to RP-3 (Planned Res) was withdrawn at the City Council meeting on 1/28/20.

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD CC-4 (Mixed Use-Special District, Magnolia Gateways)

Requested Plan Category: OS (Open Space)

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.): Approve the OS (Open Space) designation to make the One Year Plan consistent with the zoning and to allow the parcels to be incorporated into Caswell Park.

Staff Recomm. (Full):

Comments:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

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

AN ERROR IN THE PLAN:

1. There are a lot of discrepancies between the various plans, which causes confusion as to whether this land belongs to the park system. Some plans show the parcels as part of Caswell Park and some do not. This amendment will bring the One Year Plan into alignment with other plans that show this land as part of Caswell Park.

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:

1. Myrtle Street has been closed, and the entirety of the right-of-way deeded to Volunteer Ministry Center (VMC). Consequently, VMC no longer needs these 3 parcels and the previous rezoning request has been withdrawn.
2. The public has used this land as an open park and has vehemently expressed their wish for it to remain open space.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. Before she left office, Mayor Rogero requested of the Parks and Recreation Department to incorporate the three parcels into Caswell Park and to work with neighborhood residents and program the space to complement existing park amenities at Caswell Park and nearby Parkridge Park. Her letter to residents indicated Mayor Kincannon's agreement with this compromise.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. Per the above statement, planning staff anticipates the open space will be incorporated into Caswell Park sometime in the near future.

Action: Approved

Meeting Date: 4/9/2020

Details of Action:

Summary of Action: Approve the OS (Open Space) designation to make the One Year Plan consistent with the zoning and to allow the parcels to be incorporated into Caswell Park.

Date of Approval: 4/9/2020

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: 5/5/2020

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 5/19/2020

Other Ordinance Number References: O-83-2020

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: