

Current Plan Category: MU-SD (Mixed Use Special District) MU-CC4

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.): Adopt Resolution #4-A-20-SP, amending this parcel in the Central City Sector Plan map to the OS (Open Space) designation to make the Central City Sector Plan consistent with the zoning and to allow the parcels to be incorporated into Caswell Park.

Staff Recomm. (Full):

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE 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.
2. Per the above statement, planning staff anticipates the open space will be incorporated into Caswell Park sometime in the near future.

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

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION 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.

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

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 Consequently, VMC no longer needs these 3 parcels and the previous rezoning request has been withdrawn.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.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved

Meeting Date: 4/9/2020

Details of Action:

Summary of Action: Adopt Resolution #4-A-20-SP, amending this parcel in the Central City Sector Plan map to the OS (Open Space) designation to make the Central City Sector 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

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

Ordinance Number:

Other Ordinance Number References: O-82-2020

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: