CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL CITY SECTOR PLAN AMENDMENT



File Number:	4-A-20-SP
Application Filed:	1/7/2020
Applicant:	CITY OF KNOX

Related File Number: Date of Revision: 4-A-20-PA

NOXVILLE

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 pacels

Existing Eana Ose:	Vacant paceis		
Surrounding Land Use:			
Proposed Use:			Density:
Sector Plan:	Central City	Sector Plan Designation: MU-SD, MU-CC4	
Growth Policy Plan:	Urban Growth Area (I	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:Image: Construction of SpaceRequested Zoning:Image: Construction of SpacePrevious Requests:10-S-19-RZExtension of Zone:Image: Construction of SpaceHistory 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 A rezone request from OS-2 to RP-3 (Planned Res) was withdrawn at the City Council meeting on 1/28/20.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 (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 allo 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 RECONDISERATION 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 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 D	Date of Denial:	Postponements:	
Date of Withdrawal:	v	Withdrawn prior to publication?: 🗌 Action Appealed?:		
	LEGISLAT	IVE ACTION AND DISPOSI	TION	
Legislative Body:	Knoxville City Council			
Date of Legislative Action:	5/5/2020	Date of Legislative Ac	tion, Second Reading	: 5/19/2020
Ordinance Number:		Other Ordinance Num	ber References:	O-82-2020
Disposition of Case:	Approved	Disposition of Case, S	Second Reading:	Approved
If "Other":		If "Other":		
Amendments:		Amendments:		

Date of Legislative Appeal:

Effective Date of Ordinance: