	CASE SUMMARY APPLICATION TYPE: REZONING ONE YEAR PLAN AMENDMENT	KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION	
File Number: Application Filed: Applicant:	4-D-14-RZRelated File Number:4-A-14-PA2/10/2014Date of Revision:EMERALD YOUTH FOUNDATION	TENNESSEE Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902 865 • 215 • 2500 FAX • 215 • 2068 www • knoxmpc•org	
PROPERTY INF	FORMATION	· · ·	
General Location: Other Parcel Info.:	Northwest side E. Emerald Ave., northeast of N. Central St.		
Tax ID Number:	81 K J 032 Jurisdictio	on: City	
Size of Tract: Accessibility:	15000 square feet		
GENERAL LAN	ND USE INFORMATION		
Existing Land Use:	e: Vacant residential		
Surrounding Land	d Use:		
Proposed Use:	Parking for Emerald Youth Foundation De	ensity:	
Sector Plan:	Central City Sector Plan Designation: LDR		
Growth Policy Plan	In: Urban Growth Area (Inside City Limits)		
Neighborhood Con	ntext:		
ADDRESS/RIGI	HT-OF-WAY INFORMATION (where applicable)		
Street:	121 E Emerald Ave		
Location:			
Proposed Street Na	Name:		
Department-Utility	y Report:		
Reason:			
ZONING INFOR	RMATION (where applicable)		
Current Zoning:	R-1 (Low Density Residential) / IH-1 (Infill Housing Overlay) & R-2 (Genera Housing Overlay)	l Residential) / IH-1 (Infill	
Former Zoning:			
Requested Zoning:	-		
Previous Requests	s: None noted		
Extension of Zone:			
History of Zoning:			
PLAN INFORM	IATION (where applicable)		
Current Plan Categ	gory: MDR (Medium Density Residential)		

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 C-3 (General Commercial)/IH-1 (Infill Housing Overlay) zoning, subject to two conditions:
Staff Recomm. (Full):	 Installation of a Type "B" landscape screen along the northwest and northeast property lines abutting or facing residential zoning. This shall include one row of evergreen trees, reaching a mature height of 20 ft., with branches touching the ground and planted on a maximum 10 ft. centers. (See attached Exhibit A.) Designing the layout of the expanded parking area so that access is only provided through the curb cut for the existing parking area on Parcel 081KJ033.
Comments:	REZONING REQUIREMENTS FROM THE ZONING ORDINANCE (must meet all of these):
	 THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY: 1. With the conditions noted for an adequate landscape buffer and restricted access to E. Emerald Avenue, the proposed use of the property will be compatible with the scale and intensity of the surrounding neighborhood. 2. The edge of the property is within 250 ft. of N. Central Street, located to the southwest, and is adjacent to other commercial property.
	THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE: 1. The C-3 zone, as described in the zoning ordinance, is for personal and business services and general retail businesses. This zoning category is intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant land. Further, the regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities. As such, the C-3 zone is appropriate for this location.
	 THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT: 1. The proposal will have no impact on schools and little to no impact on area traffic volumes or patterns. 2. C-3 zoning with the conditions noted is compatible with the scale and intensity of surrounding development and should have minimal impact on abutting and nearby properties.
	 THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS: 1. The One Year Plan shows the adjacent tract, 081KJ033, as being designated for GC uses, while the property's zoning is C-3. This is the location of the existing Emerald Youth Foundation parking lot. 2. The property is located within the Urban Growth Area (City Limits of Knoxville) on the Knoxville-Knox County-Farragut Growth Policy Plan map. 3. The proposed amendment does not appear to conflict with any other adopted plans.
Action:	Approved Meeting Date: 4/10/2014
Details of Action:	 Installation of a Type "B" landscape screen along the northwest and northeast property lines abutting or facing residential zoning. This shall include one row of evergreen trees, reaching a mature height of 20 ft., with branches touching the ground and planted on a maximum 10 ft. centers. (See

			area so that access is only provided through the curb 033.		
Summary of Action:	C-3 (General Commercial)/ IH-1 (Infill Housing Overlay) zoning, subject to two conditions:. Installation of a Type "B" landscape screen along the northwest and northeast property lines abutting or facing residential zoning. This shall include one row of evergreen trees, reaching a mature height of 20 ft., with branches touching the ground and planted on a maximum 10 ft. centers. (See attached Exhibit A.) 2. Designing the layout of the expanded parking area so that access is only provided through the curb cut for the existing parking area on Parcel 081KJ033.				
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:		