

**CASE SUMMARY**  
**APPLICATION TYPE: REZONING**  
**ONE YEAR PLAN AMENDMENT**

KNOXVILLE-KNOX COUNTY  
**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E  
Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**File Number:** 4-D-14-RZ                      **Related File Number:** 4-A-14-PA  
**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                      **Jurisdiction:** City  
**Size of Tract:** 15000 square feet  
**Accessibility:**

**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:**

**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:**  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

**Current Plan Category:** MDR (Medium Density Residential)  
**Requested Plan Category:** GC (General Commercial)



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.

**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:**