

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
CENTRAL CITY SECTOR PLAN AMENDMENT



File Number: 4-H-22-SP Related File Number:
Application Filed: 2/24/2022 Date of Revision:
Applicant: CITY OF KNOXVILLE BY INDYA KINCANNON

PROPERTY INFORMATION

General Location: South side of Safety City way, due west of S. Concord Street
Other Parcel Info.:
Tax ID Number: 108 H B 002 Jurisdiction: City
Size of Tract: 12.3 acres
Accessibility: Access is via Safety City Way a local road with 29-ft of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Safety City
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Central City Sector Plan Designation: PP (Public Parks and Refuges)
Growth Policy Plan:
Neighborhood Context: This property is located in an area with a mix of uses including public and quasi public areas, single family residential, public parks and trails. The north side of this property borders a rail line.

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

Street: 165 S. Concord St.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OS (Open Space)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes, CI is located to the south.
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: PP (Public Parks and Refuges) & (SP) Stream Protection)
Requested Plan Category: CI (Civic/Institutional) & (SP) Stream Protection)

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: Levan King Cranston

Staff Recomm. (Abbr.): Approve the sector plan amendment to CI (Civic Institutional) & (SP) Stream Protection because it is consistent with the location criteria and addresses an error in the plan.

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. There have been no significant changing conditions to warrant an amendment to the land use plan in this area.

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

1. There have been no significant new roads or utilities in the area that were not anticipated in the plan what would warrant an amendment to the land use plan.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The 2014 Central City Sector Plan identifies the Safety City as being an asset in regard to safety and education for the City of Knoxville. This facility is operated through the Knoxville Police Department and teaches bicycle and fire safety. Staff considers the designation of this property as an open space and not civic/institutional during the 2014 plan update. The use of the property meets the description and location criteria for the civic/institutional land use designation.

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

1. The population within the City of Knoxville has continued to grow over the last several years. In addition, p.43 of the Central City Sector Plan refers to the Safety City as an asset, with potential to be expanded. An amendment to the Sector plan from PP (Public Park) to CI (Civic Institutional) is justified to meet the needs of Knoxville's growing population.

Action: Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action: Approve the sector plan amendment to CI (Civic Institutional) & (SP) Stream Protection because it is consistent with the location criteria and addresses an error in the plan.

Date of Approval: 4/14/2022

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: 5/17/2022

Date of Legislative Action, Second Reading: 5/31/2022

Ordinance Number:

Other Ordinance Number References: O-64-2022

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: