

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-O-22-RZ **Related File Number:** 4-B-22-PA
Application Filed: 3/24/2022 **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: City of Knoxville Safety City
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East 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 (Parks and Open Space) & Floodplain Overlay)
Former Zoning:
Requested Zoning: INST (Institutional) & Floodplain Overlay)
Previous Requests:
Extension of Zone: No
History of Zoning:

PLAN INFORMATION (where applicable)

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

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 INST (Institutional) & F (Floodplain Overlay) zoning because it will bring the existing use into conformance with the zoning ordinance.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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. The Central City Sector Plan mentions the Safety City as being an asset in regard to safety and education for people in the City of Knoxville. This facility is operated by the Knoxville Police Department and teaches bicycle and fire safety. As mentioned on p.43 of the Central City Sector Plan, the Safety City is a community resource that has potential for expansion, however this is not possible under the current PP (Public Park) zoning and therefore INST (Institutional) zoning is recommended at this located.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The subject property is approximately 12.3 acres in size and therefore meets the City of Knoxville Zoning Ordinance requirement of having a minimum size of five contiguous acres.

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. This area of the City consists of a mix of public parks, public and quasi-public spaces, with some pockets of residential uses nearby. It is not anticipated that rezoning the subject property from PP to INST will cause any adverse effects or injure the value of adjacent 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 proposed rezoning is compatible with the recommended One Year Plan amendment to CI (Civic Institutional) and Sector Plan amendment to CI (Civic Institutional) and is not in conflict with any adopted plans.

Action: Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action: Approve INST (Institutional) & F (Floodplain Overlay) zoning because it will bring the existing use into conformance with the zoning ordinance.

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:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

O-66-2022

Disposition of Case, Second Reading:

Approved

If "Other":

Amendments:

Effective Date of Ordinance: