

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

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

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File Number: 7-A-12-PA **Related File Number:** 7-A-12-RZ
Application Filed: 5/18/2012 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location: East side N. Broadway, south side Emoriland Blvd.
Other Parcel Info.:
Tax ID Number: 69 M B 001 **Jurisdiction:** City
Size of Tract: 1.1 acres
Accessibility: Access is via Emoriland Blvd., a local street with 2 lanes and a center median within 65' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Park/open space **Density:**
Sector Plan: East City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is at the entrance to the Emoriland residential subdivision from N. Broadway. The subdivision is zoned R-1/NC-1.

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

Street: 3428 N Broadway
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial) & F-1 (Floodway)
Former Zoning:
Requested Zoning: OS-2 (Park and Open Space District) & F-1 (Floodway)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial) & F (Floodway)
Requested Plan Category: PP (Public Parks and Refuges) & F (Floodway)

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:

Michael Brusseau

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE PP (Public Parks and Refuges) and F (Floodway) One Year Plan designation.

Staff Recomm. (Full):

The City of Knoxville now owns this former restaurant site and has no intent to develop new commercial uses. This amendment will bring the One Year Plan into consistency with the current and proposed future public, open space use of the subject property.

Comments:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

A. NEW ROAD OR UTILITY IMPROVEMENTS - No known improvements have been made to N. Broadway or Emoriland Blvd. The City of Knoxville recent completed a stormwater improvement project that included the purchase of this property and the demolition of the former Pizza Hut restaurant that was on site.

B. ERROR OR OMISSION IN CURRENT PLAN - The current One Year Plan proposes general commercial uses for this area, consistent with the current C-3 zoning and the previous use as a restaurant. The City of Knoxville now owns the property and has no intention of developing on it. Staff has recommended amending the plan to 'public parks and refuges', as this designation is consistent with both the existing and proposed use of the property involved.

C. CHANGES IN GOVERNMENT POLICY - No changes in government policy impact this proposal. The City decided to eliminate the business and parking lot that were previously located on the site as part of a stormwater improvement project.

D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - This site has been zoned C-3 for general commercial uses for many years, but now that the City owns it and intends to keep it as open space, a public parks and refuges designation is appropriate.

Action:

Approved

Meeting Date: 7/12/2012

Details of Action:

Summary of Action:

PP (Public Parks and Refuges) & F (Floodway)

Date of Approval:

7/12/2012

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: 8/7/2012

Date of Legislative Action, Second Reading: 8/21/2012

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: