

CASE SUMMARY

APPLICATION TYPE: GENERAL 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

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File Number: 7-A-12-RZ **Related File Number:** 7-A-12-PA
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:

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:

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:
History of Zoning:

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 OS-2 (Park and Open Space District) & F-1 (Floodway) zoning.

Staff Recomm. (Full): The OS-2 and F-1 zones are appropriate for this site, considering it is publicly owned and is planned to remain as undeveloped open space.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (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. OS-2 zoning is consistent with the existing and proposed use as public open space.
- 2. The subject property is undeveloped open space, consistent with the requested OS-2 zoning.
- 3. This site was zoned C-3 for general commercial uses for many years, but now that the restaurant is gone and the property has transferred to public ownership, OS-2 is the more appropriate zone..

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

- 1. The requested OS-2 zoning is established to create, preserve and enhance land accessible to the public as permanent space to meet the active park and recreational needs of the population. The district is intended to provide for both improved and unimproved park and recreation lands. Facilities may include, but are not limited to, structures or other active, player-oriented facilities such as playgrounds, recreationla fields, ball-fields, sport courts, dog parks and associated accessory facilities such as recreation and community centers, administrative offices, parking areas and restrooms. The district is also intended to accommodate buildings of a public nature such as museums, libraries, police, fire or EMS stations. The district is consistent with and intended to implement the Park, Public Institutional, Open Space and Environmental Protection land use classifications of Knoxville-Knox County General Plan 2033 and the Knoxville-Knox County Park, Recreation and Greenways Plan, or successor documents.
- 2. Based on the above description, OS-2 is an appropriate zone for this site.

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 potential negative impact will be reduced with the rezoning to the much less intense OS-2 zoning.
- 2. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

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. With the proposed amendment to PP, OS-2 zoning is consistent with the City of Knoxville One Year Plan.
- 2. There is an associated request to amend the East City Sector Plan (7-A-12-SP) from C to PP for this site, which is consistent with OS-2 zoning.
- 3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 4. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 7/12/2012

Details of Action:

Summary of Action: OS-2 (Park and Open Space District) & F-1 (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: