



PLAN AMENDMENT REPORT

► **FILE #:** 10-I-19-SP

AGENDA ITEM #: 31

AGENDA DATE: 10/10/2019

► **APPLICANT:** R. AARON MILLER / FOUNTAIN CITY RECREATION COMMISSION
OWNER(S): Johnny & Linda Branum

TAX ID NUMBER: 48 L E 041

[View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 3725 Tocar Road

► **LOCATION:** North side of Tocar Road, east of Dogwood Road

► **APPX. SIZE OF TRACT:** 1.32 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: This lot is accessed from a private road that forms the entry to Fountain City Ball Park and Rec Center off of Dogwood Road. It appears to be of asphalt and is approximately 19 feet wide with a 40-foot right-of-way width. Dogwood Road is a local road with a pavement width that varies from 16 to 18 feet and a right-of-way width that varies from 40 to 45 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / R-1 (Low Density Residential)

► **PROPOSED PLAN DESIGNATION:** PP (Public Parks and Refuges)

► **EXISTING LAND USE:** Vacant parcel

► **PROPOSED USE:** Recreational Park & Parking

EXTENSION OF PLAN DESIGNATION: Yes, PP is adjacent to the south

HISTORY OF REQUESTS: None noted for this property

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single Family Residential - LDR (Low Density Residential)

South: Public Parks and Refuges - PP (Public Parks and Refuges)

East: Rural Residential - LDR (Low Density Residential)

West: Single Family Residential - LDR (Low Density Residential)

NEIGHBORHOOD CONTEXT This property is in a single-family residential neighborhood with most lots at approximately 0.5 acres. Fountain City Ball Park and Rec Center is to the south and contains 7 baseball fields of varying size that are open to the public. North Broadway is approximately 0.25-miles to the west by roadway.

STAFF RECOMMENDATION:

- **Adopt resolution #10-I-19-SP, amending this parcel in the North City Sector Plan map to the PP (Public Parks and Refuges) designation.**

Staff recommends adoption of resolution #10-I-19-SP, amending this parcel in the North City Sector Plan map to the PP (Public Parks and Refuges) designation since it would be a minor extension of the PP designation, subject to the condition that any parking areas be screened with "Type B" landscaping per the Landscaping and Screening Guidelines.

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 are no recent changes to conditions that would warrant amending the land use plan.

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

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan regarding this parcel.

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

1. The applicant has stated that this property is used for overflow parking during games with people parking on the grass. Fountain City Recreation Center would like to install a parking lot here should these amendments take effect. The "Type B" screen in the Landscape Screening Design Guidelines is designed to buffer adjoining residential areas from parking areas and would be appropriate to use in this case.
2. Access to this property is through the park entrance via a private road owned by the park.
3. The property will become part of the park if the plan amendments and rezoning requests are approved.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/5/2019 and 11/19/2019. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 10-N-19-RZ **AGENDA ITEM #:** 31
10-E-19-PA **AGENDA DATE:** 10/10/2019

► **APPLICANT:** FOUNTAIN CITY RECREATION COMMISSION
OWNER(S): Johnny & Linda Branum

TAX ID NUMBER: 48 L E 041 [View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 3725 Tocar Road

► **LOCATION:** North side of Tocar Road, east of Dogwood Road

► **TRACT INFORMATION:** 1.32 acres.

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: This lot is accessed from a private road that forms the entry to Fountain City Ball Park and Rec Center off of Dogwood Road. It appears to be of asphalt and is approximately 19 feet wide with a 40-foot right-of-way width. Dogwood Road is a local road with a pavement width that varies from 16 to 18 feet and a right-of-way width that varies from 40 to 45 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / R-1 (Low Density Residential)

► **PROPOSED PLAN DESIGNATION/ZONING:** PP (Public Parks & Refuges) / OS-2 (Park & Open Space District)

► **EXISTING LAND USE:** Vacant parcel

► **PROPOSED USE:** Recreational Park & Parking

DENSITY PROPOSED: n/a

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, PP is adjacent to the south

HISTORY OF ZONING REQUESTS: None noted for this property

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North:	Single Family Residential - LDR (Low Density Residential) - R-1 (Low Density Residential District)
South:	Public Parks and Refuges - PP (Public Parks and Refuges) - OS-2 (Park and Open Space District)
East:	Rural Residential - LDR (Low Density Residential) - R-1 (Low Density Residential District)
West:	Single Family Residential - LDR (Low Density Residential) - R-1

(Low Density Residential District)

NEIGHBORHOOD CONTEXT: This property is in a single-family residential neighborhood with most lots at approximately 0.5 acres. Fountain City Ball Park and Rec Center is to the south and contains 7 baseball fields of varying size that are open to the public. North Broadway is approximately 0.25 miles to the west by roadway.

STAFF RECOMMENDATION:

► **Approve the PP (Public Parks and Refuges) designation.**

Staff recommends approval of PP (Public Parks and Refuges) as the One-Year Plan designation since it would be a minor extension of the existing PP designation, subject to the condition that any parking areas be screened with "Type B" landscaping per the Landscaping and Screening Guidelines.

► **Approve the OS-2 (Park and Open Space District) zoning subject to one condition.**

Staff recommends approval of the requested OS-2 (Park and Open Space District) zoning since it would be a minor extension of the OS-2 zone, subject to the condition that any parking areas be screened with "Type B" landscaping per the Landscaping and Screening Guidelines.

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

1. There are no apparent errors in the plan.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. The applicant has stated that this property is used for overflow parking during games with people parking on the grass. Fountain City Recreation Center would like to install a parking lot here should these amendments take effect. The "Type B" screen in the Landscape Screening Design Guidelines is designed to buffer adjoining residential areas from parking areas and would be appropriate to use in this case.
2. Access to this property is through the park entrance via a private road owned by the park.
3. The property will become part of the park if the plan amendments and rezoning requests are approved.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. No change in public policy directly impacts this plan amendment. This park is not a City park. It is privately owned and operated by the Fountain City Recreation Commission, who partners with the City of Knoxville in offering sports programs for youth.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. No new information has become available to warrant a plan amendment.

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. The applicant has stated that this property is used for overflow parking during games with people parking on the grass. Fountain City Recreation Center would like to install a parking lot here should these amendments take effect. The "Type B" screen in the Landscape Screening Design Guidelines is designed to buffer adjoining residential areas from parking areas and would be appropriate to use in this case.
2. Access to this property is through the park entrance via a private road owned by the park.
3. If the property were to be rezoned, it would become part of the park.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE

APPLICABLE ZONING ORDINANCE:

1. The proposed amendment to OS-2 (Park and Open Space District) zoning is 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, recreational 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 the Knoxville - Knox County General Plan 2033 and the Knoxville - Knox County Park, Recreation and Greenways Plan, or successor documents.

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 plan amendments and rezoning would allow the property to be folded in with the existing park, so the amendments and rezonings would not change the character of the neighborhood.

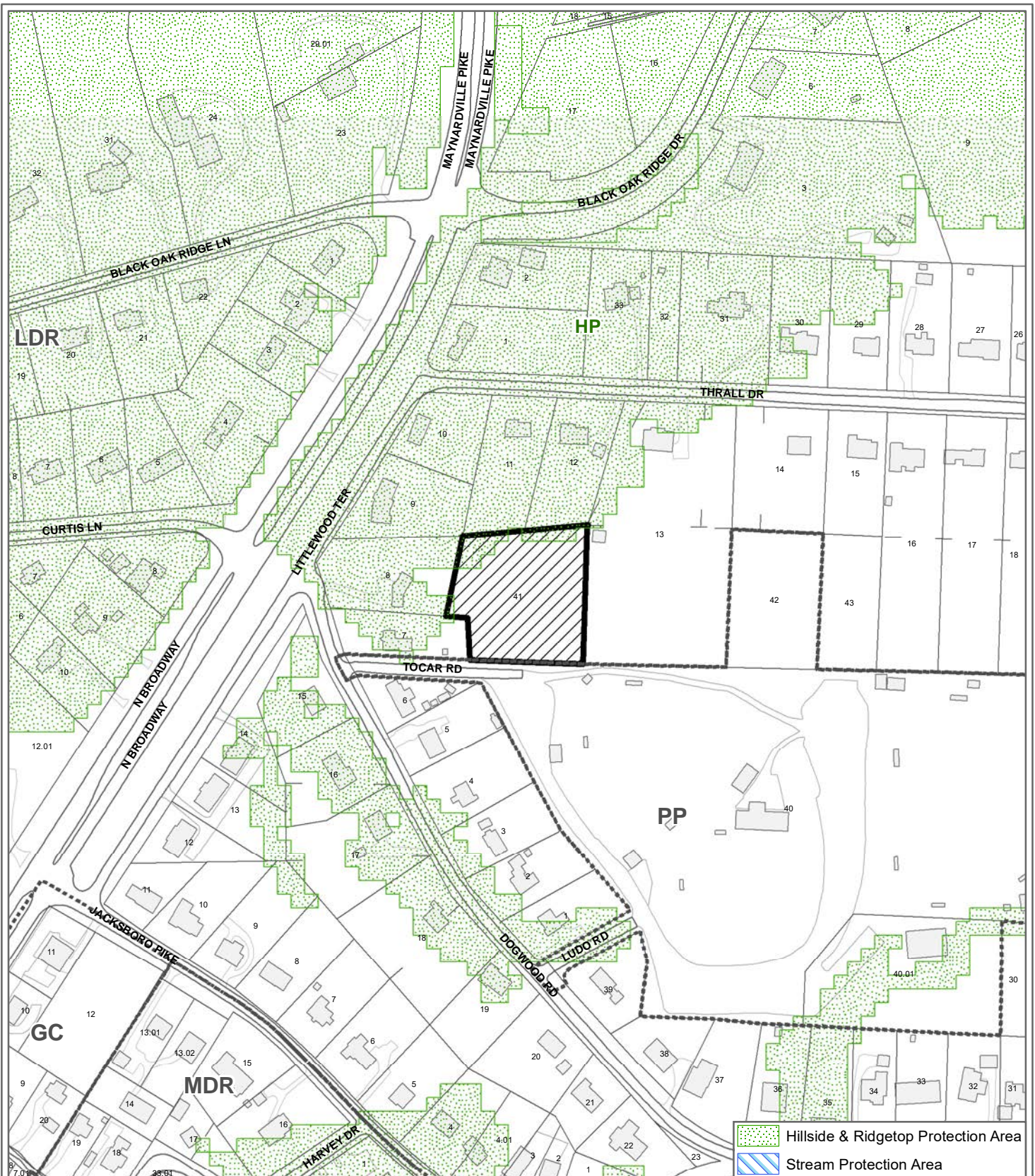
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.
2. A small portion at the northern edge of this parcel is in the HP (Hillside and Ridgetop Protection) Area.
3. The proposed amendment is consistent with and not in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

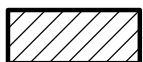
If approved, this item will be forwarded to Knoxville City Council for action on 11/5/2019 and 11/19/2019. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



10-I-19-SP **NORTH CITY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential)

To: PP (Public Parks and Refuges)



Original Print Date: 9/17/2019
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

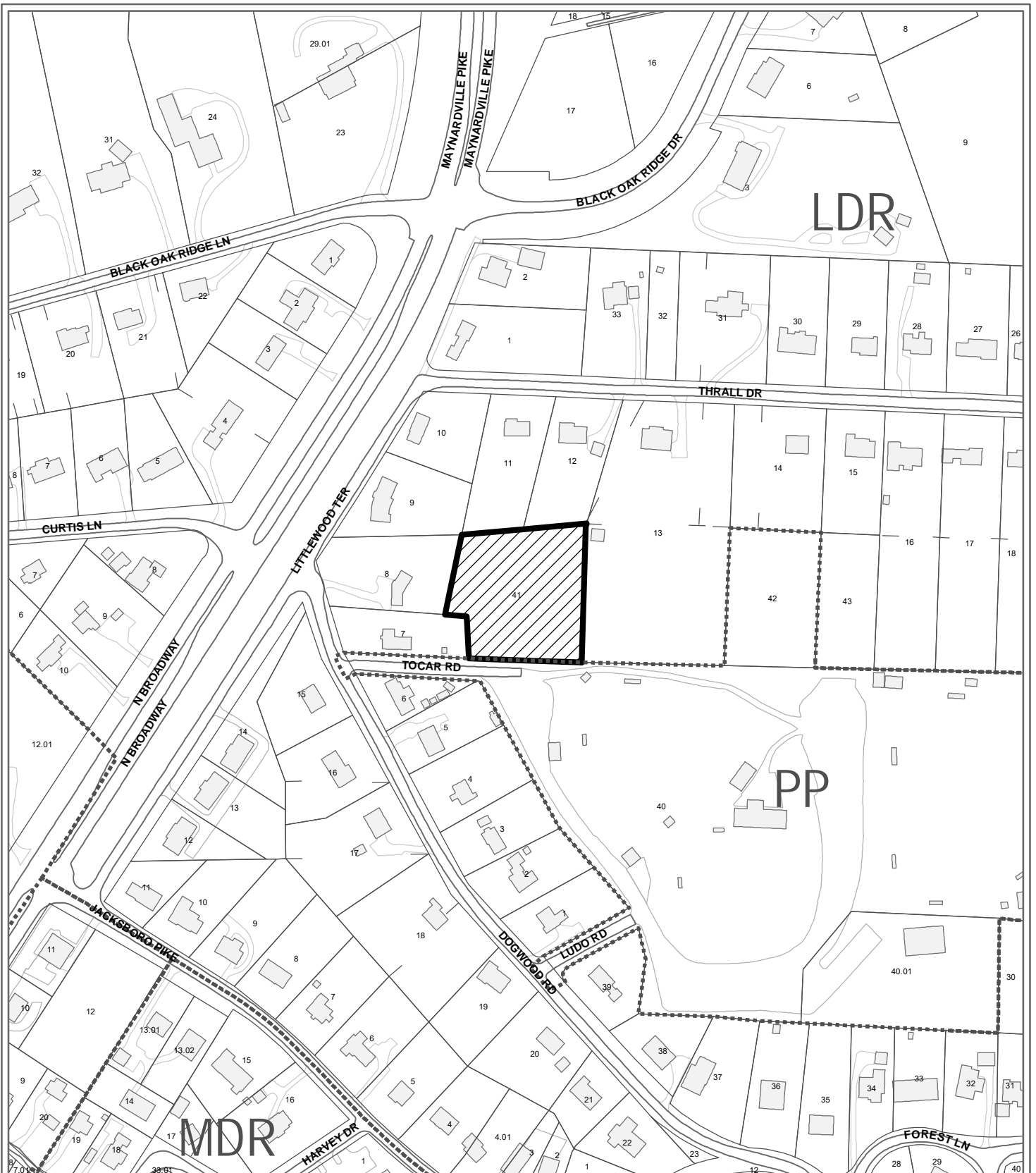
Revised:

Petitioner: Miller / Fountain City Recreation
 Commission, R. Aaron

Map No: 48

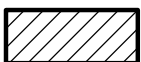
Jurisdiction: City





**10-E-19-PA / 10-N-19-RZ
PLAN AMENDMENT**

From: LDR (Low Density Residential)

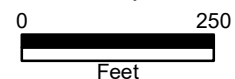


To: PP (Public Parks & Refuges)

Petitioner: Fountain City Recreation
Commission

Map No: 48

Jurisdiction: City



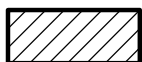
Original Print Date: 9/17/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



10-N-19-RZ REZONING

From: R-1 (Low Density Residential)

To: OS-2 (Park & Open Space District)



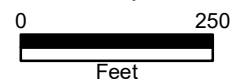
Original Print Date: 9/17/2019
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Miller / Fountain City Recreation
 Commission, R. Aaron

Map No: 48

Jurisdiction: City



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTH CITY SECTOR PLAN***

***WHEREAS**, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

***WHEREAS**, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the North City Sector Plan, consistent with the requirements of the General Plan; and*

***WHEREAS**, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, R. Aaron Miller, Fountain City Recreation Commission, has submitted an application to amend the Sector Plan from Low Density Residential to Public Parks and Refuges, for property described in the application; and*

***WHEREAS**, the Planning Commission staff recommends approval of a revised amendment to the North City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

***WHEREAS**, the Planning Commission, at its regularly scheduled public hearing on October 10, 2019, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the North City Sector Plan, with its accompanying staff report and map, file #10-I-19-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

10-N-19-RZ / 10-E-19-PA
EXHIBIT A. Contextual Images

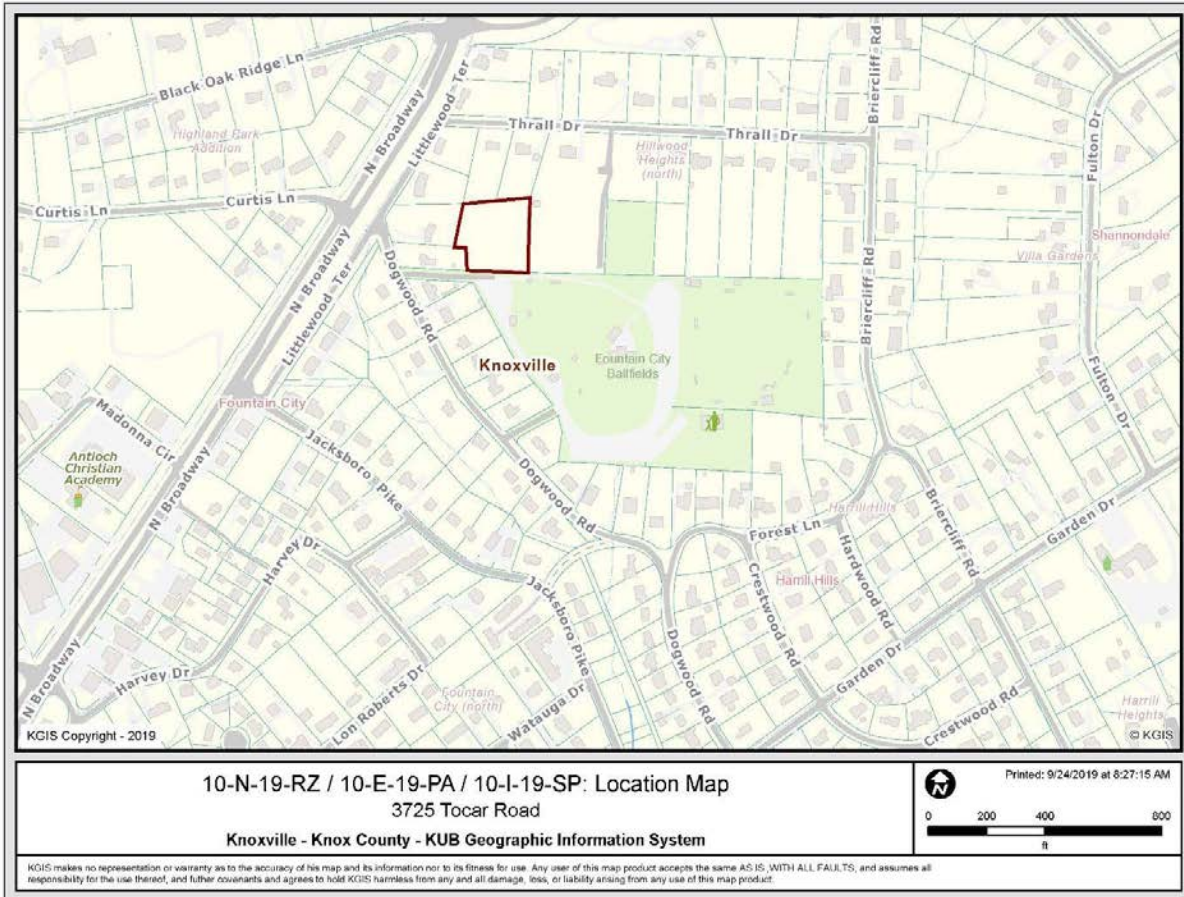


Street view of the private street off of Dogwood Road

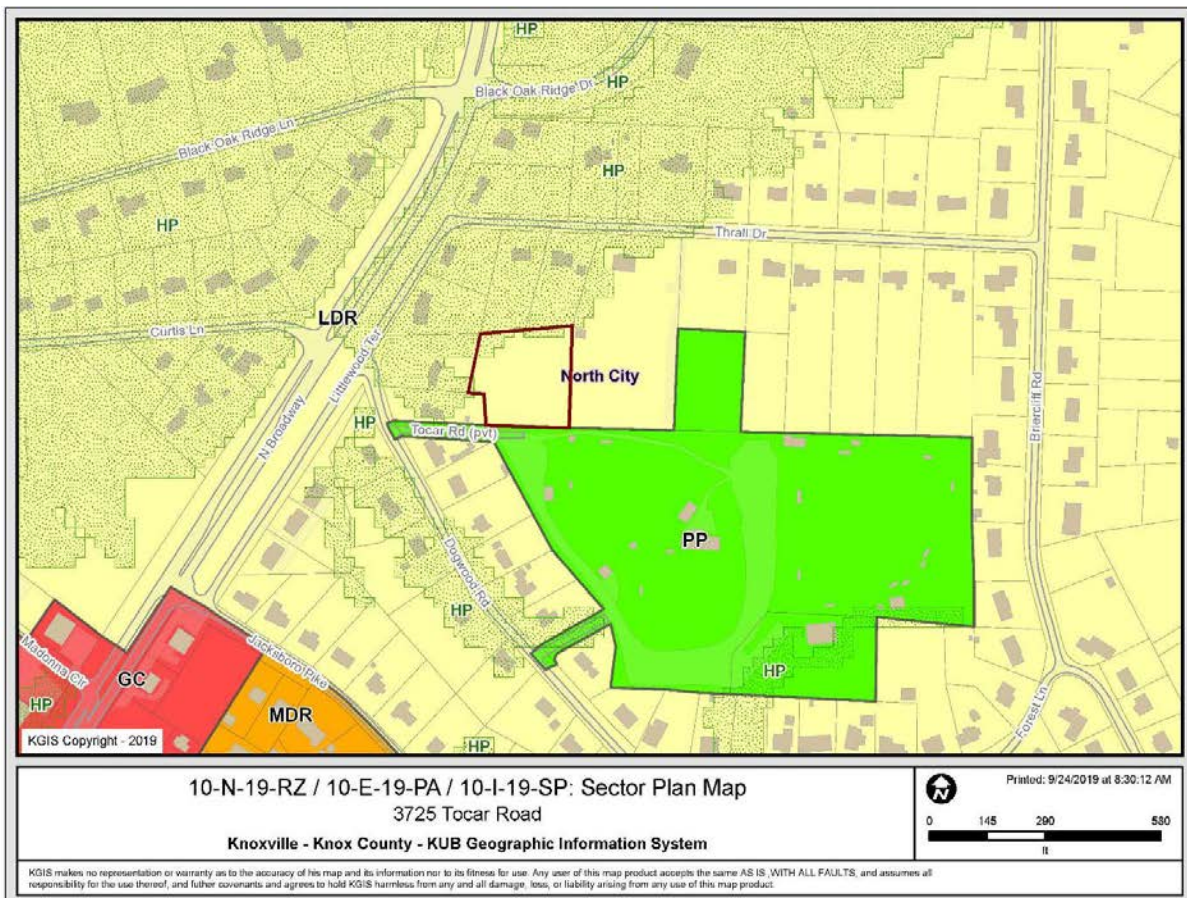
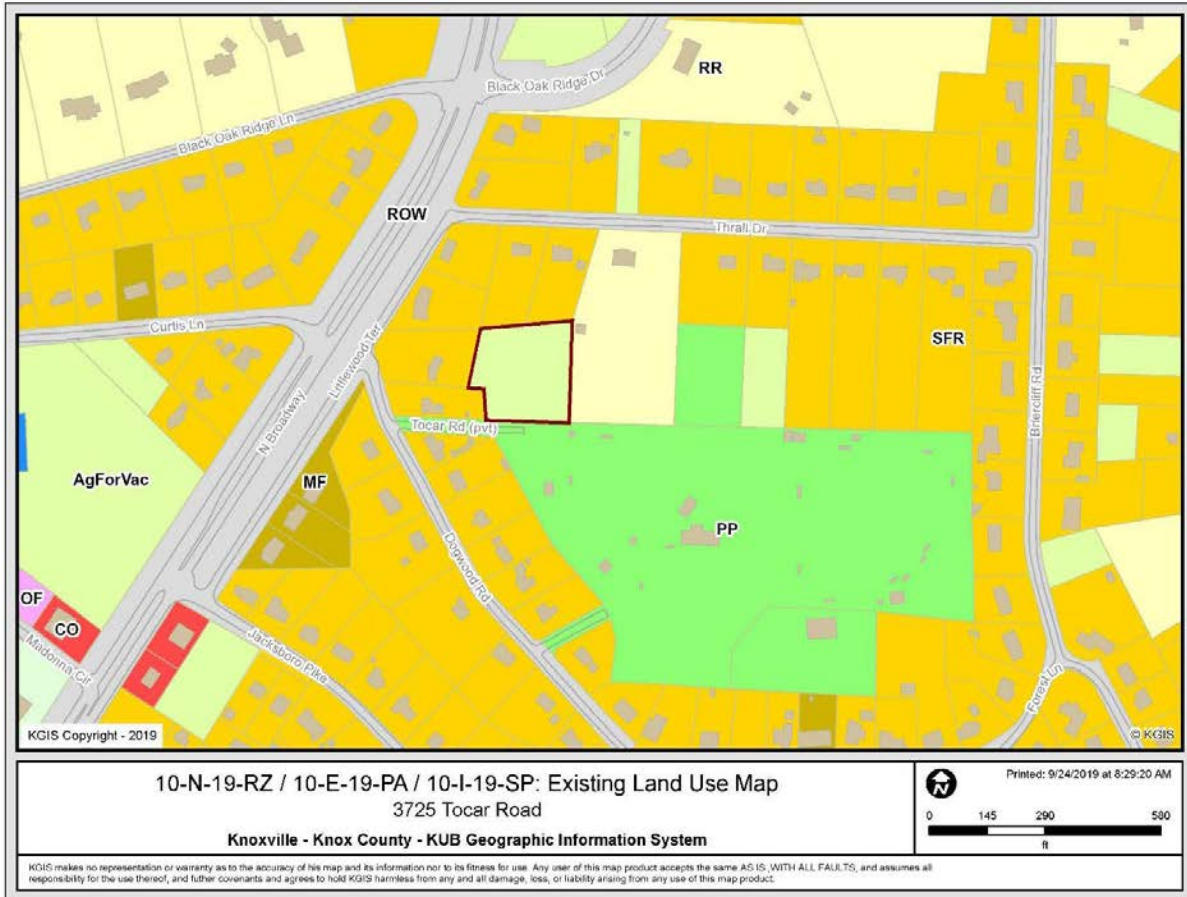


Street view of 3725 Tocar Road across from the park. People use this land for parking during games.

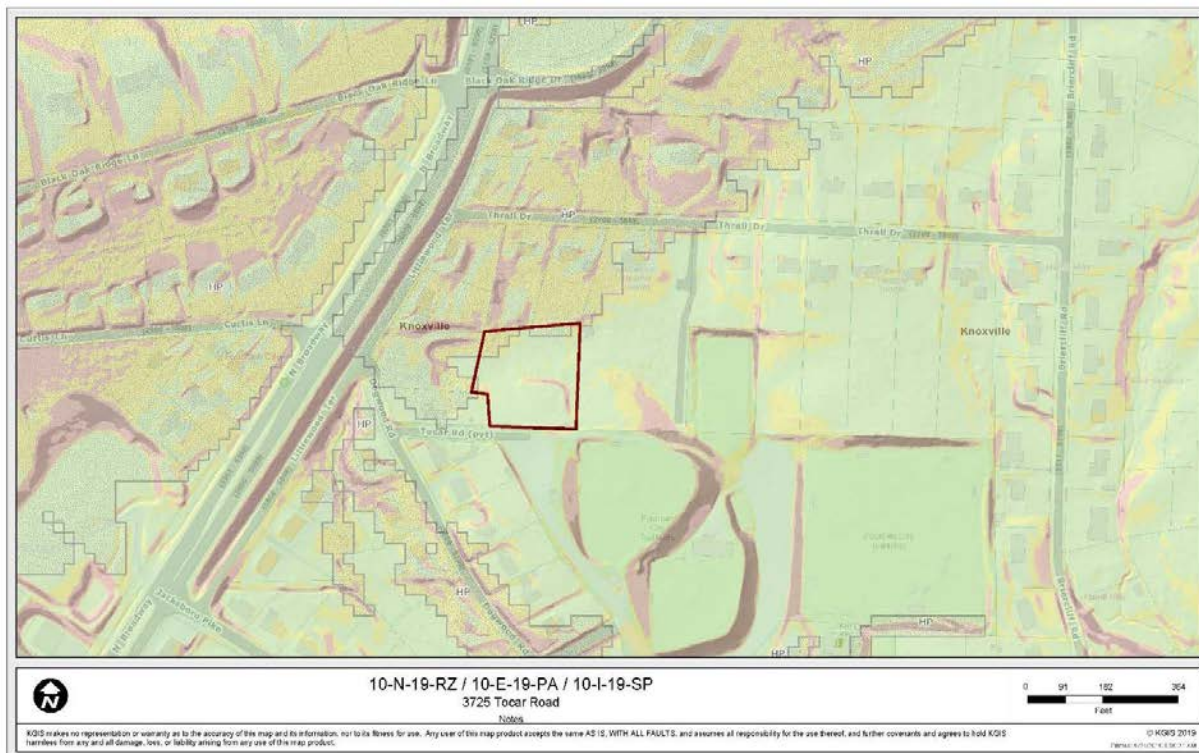
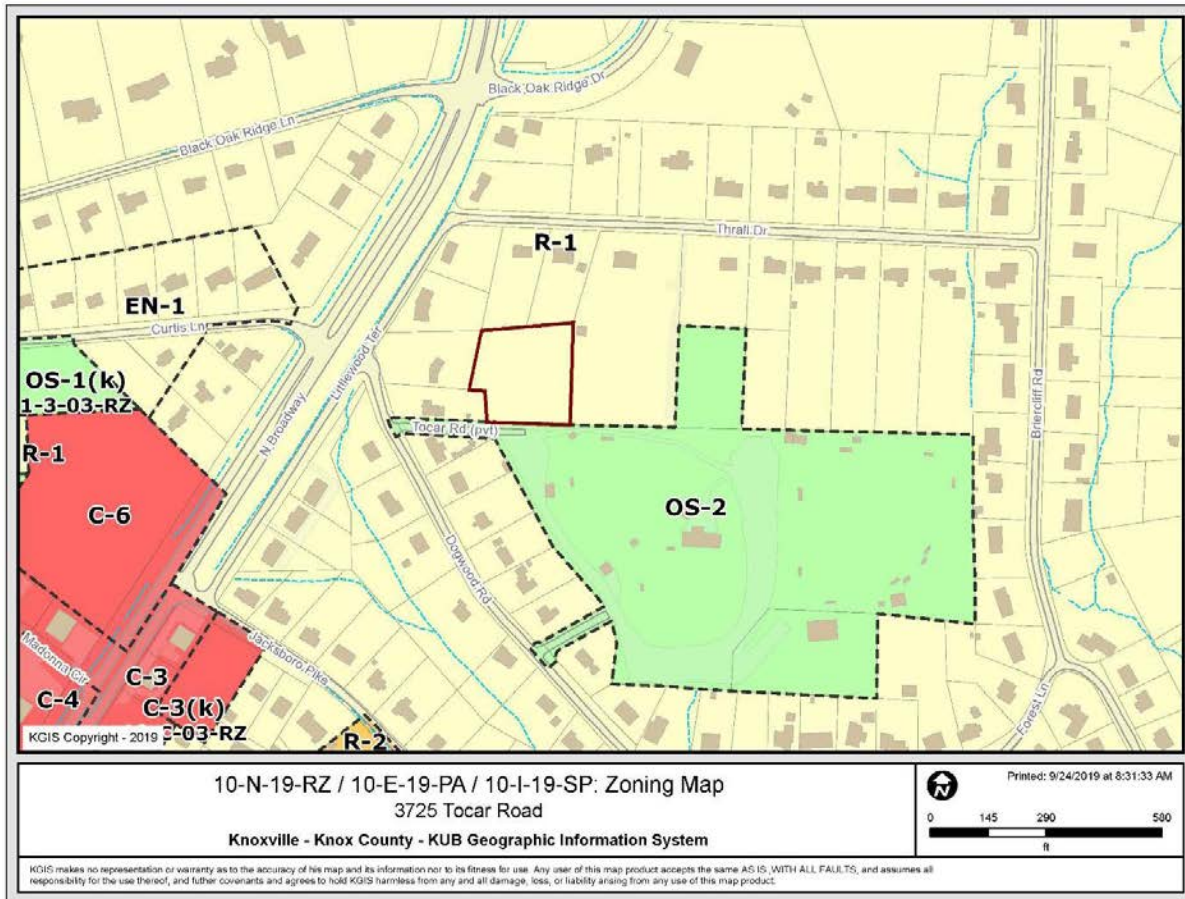
10-N-19-RZ / 10-E-19-PA
EXHIBIT A. Contextual Images



10-N-19-RZ / 10-E-19-PA EXHIBIT A. Contextual Images



10-N-19-RZ / 10-E-19-PA
EXHIBIT A. Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

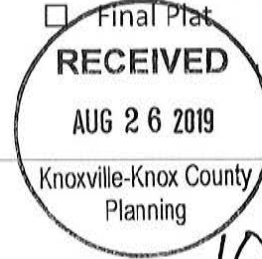
- ☐ Development Plan
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☐ Rezoning



Fountain City Recreation Commission

Applicant

8-26-19

Date Filed

10-10-19

Meeting Date (if applicable)

10-I-19-SP

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Owner ☒ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

R. Aaron Miller, President

Fountain City Recreation Commission

Name

Company

4701 Ludo Road

Knoxville

TN

37918

Address

City

State

Zip

(865) 621-8959

aaron.miller@fountaincitysports.org

Phone

Email

CURRENT PROPERTY INFO

Johnny & Linda Branum

5710 Dogwood Road

(865) 688-7964

Owner Name (if different)

Owner Address

Owner Phone

3725 Tocar Road

048LE041

Property Address

Parcel ID

North Knoxville N/S Tocar Rd, east of Dogwood Rd 1.32 acres

General Location

Tract Size

~~District 35~~ City Council District 4

Residential (R-1)

Jurisdiction (specify district above) ☒ City ☐ County

Zoning District

North City

LDR

w/in City of Knoxville

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant Lot

No

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT
SUBDIVISION
ZONING

☐ Development Plan ☐ Use on Review / Special Use
☐ Residential ☐ Non-Residential
☐ Home Occupation (specify): _____
☐ Other (specify): _____

☐ Proposed Subdivision Name _____ Unit / Phase Number _____
☐ Parcel Change
☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created: _____
☐ Other (specify): _____
☐ Attachments / Additional Requirements

☒ Zoning Change: OS-2
Proposed Zoning
☒ Plan Amendment Change: Sector Plan; change to PP (Public Parks & Refuges)
Proposed Plan Designation(s)
Recreational Park & Parking
☒ Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____
☐ Other (specify): _____

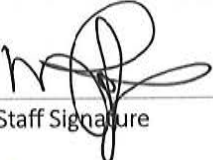
STAFF USE ONLY

PLAT TYPE
☐ Staff Review ☐ Planning Commission
ATTACHMENTS
☐ Property Owners / Option Holders ☐ Variance Request
ADDITIONAL REQUIREMENTS
☐ Design Plan Certification (Final Plat only)
☐ Use on Review / Special Use (Concept Plan only)
☐ Traffic Impact Study

FEE 1:
FEE 2:
FEE 3:

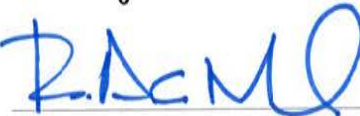
TOTAL:

AUTHORIZATION


Staff Signature

Michelle Portier
Please Print

8/26/2019
Date


Applicant Signature

R. Aaron Miller, President
Please Print

08/26/19
Date

8-25-19

I Give Fountain City Recreation Commission
Permission To have lot at 3726 Locust Lane. The
go on as needed for Rezone. The Commission Will
Pay for Rezone of lot in Full.

Will not pay for Survey of Lot

The Price of Lot is \$40,000 Dollars

"Will not pay for Cleanup of lot" —

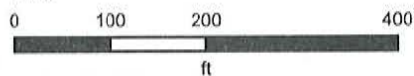
The Commission Buys lot as is —

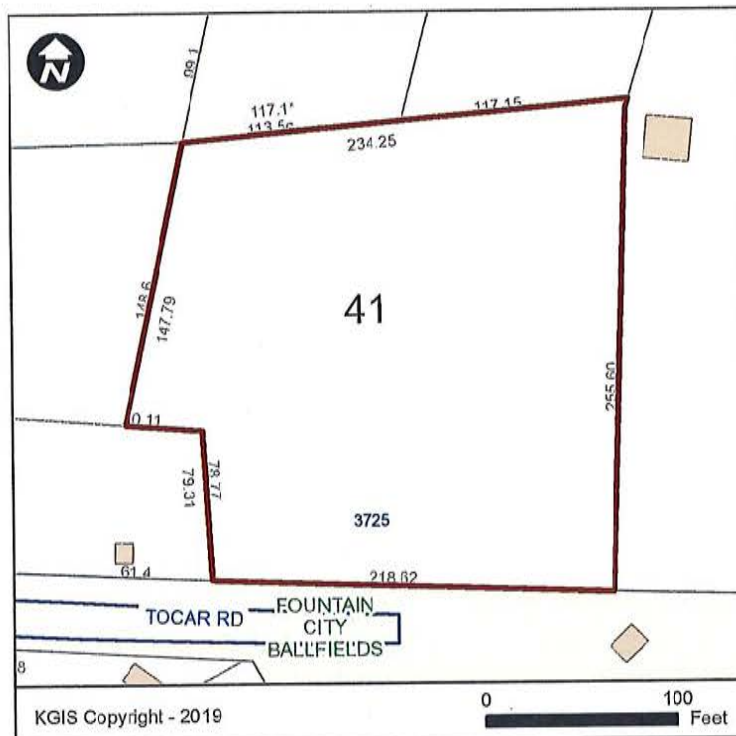
Johnny C. Brannum
Linda J. Brannum



3725 Tocar Rd.

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Parcel 048LE041 - Property Map and Details Report**Property Information**

Parcel ID:	048LE041
Location Address:	3725 TOCAR RD
CLT Map:	48
Insert:	L
Group:	E
Condo Letter:	
Parcel:	41
Parcel Type:	
District:	35
Ward:	
City Block:	35260
Subdivision:	HILLWOOD HEIGHTS PT 2
Rec. Acreage:	0
Calc. Acreage:	0
Recorded Plat:	17 - 54
Recorded Deed:	19990803 - 0010098
Deed Type:	Deed:Special Wa
Deed Date:	8/3/1999

Address Information

Site Address: 3725 TOCAR RD
KNOXVILLE - 37918

Address Type: RESIDENTIAL

Site Name:

Owner Information

BRANUM JOHNNY C & LINDA
5710 DOGWOOD RD
KNOXVILLE, TN 37918

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
City / Township: Knoxville

MPC Information

Census Tract: 51
Planning Sector: North City

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 35
Voting Location: Shannondale Elementary School
5316 SHANNONDALE RD

TN State House: 16 Bill Dunn
TN State Senate: 7 Richard Briggs
County Commission: 2 Michele Carringer

City Council: 4 Lauren Rider
School Board: 2 Jennifer Owen

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

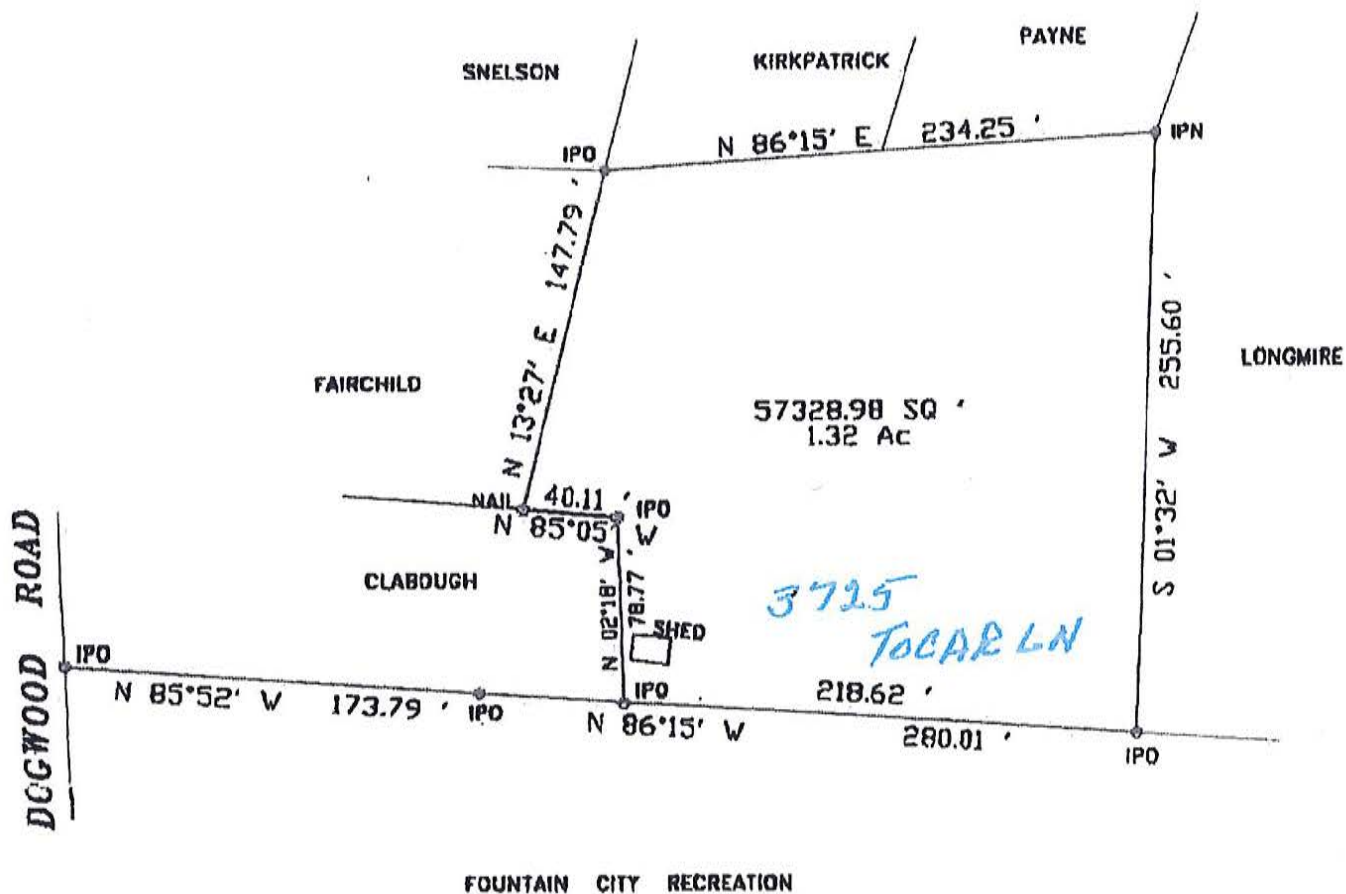
Elementary: FOUNTAIN CITY ELEMENTARY
Intermediate:
Middle: GRESHAM MIDDLE
High: CENTRAL HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any damage, loss, or liability arising from any use of the map product. Independent verification of all information contained on this map should be obtained by any user.

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IN ACCORDANCE WITH H.U.D. F.I.A.
FLOOD HAZARD BOUNDARY MAPS
THIS PROPERTY IS NOT WITHIN A
FLOOD HAZARD AREA
H.U.D. F.I.A. MAP NO. _____



NOTE: SUBJECT PROPERTY HAS NO ACCESS TO PUBLIC RIGHT-OF-WAY.

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS CATEGORY 1 SURVEY
AND THE RATIO OF PRECISION OF THE UNADJUSTED
SURVEY IS 1:10,000 AS SHOWN HEREON

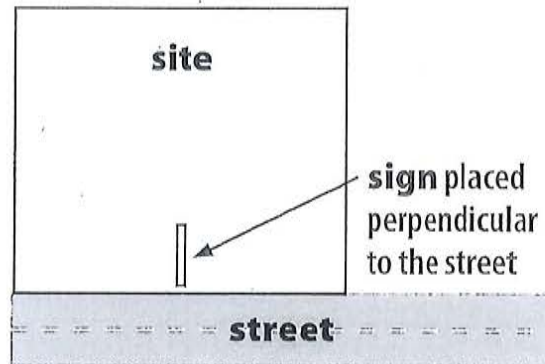
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

September 25, 2019

(15 days before the MPC meeting)

and

October 10, 2019

(the day after the MPC meeting)

Signature: _____

R. Aaron Miller

Printed Name: _____

R. Aaron Miller

Phone: _____

865. 621. 8959

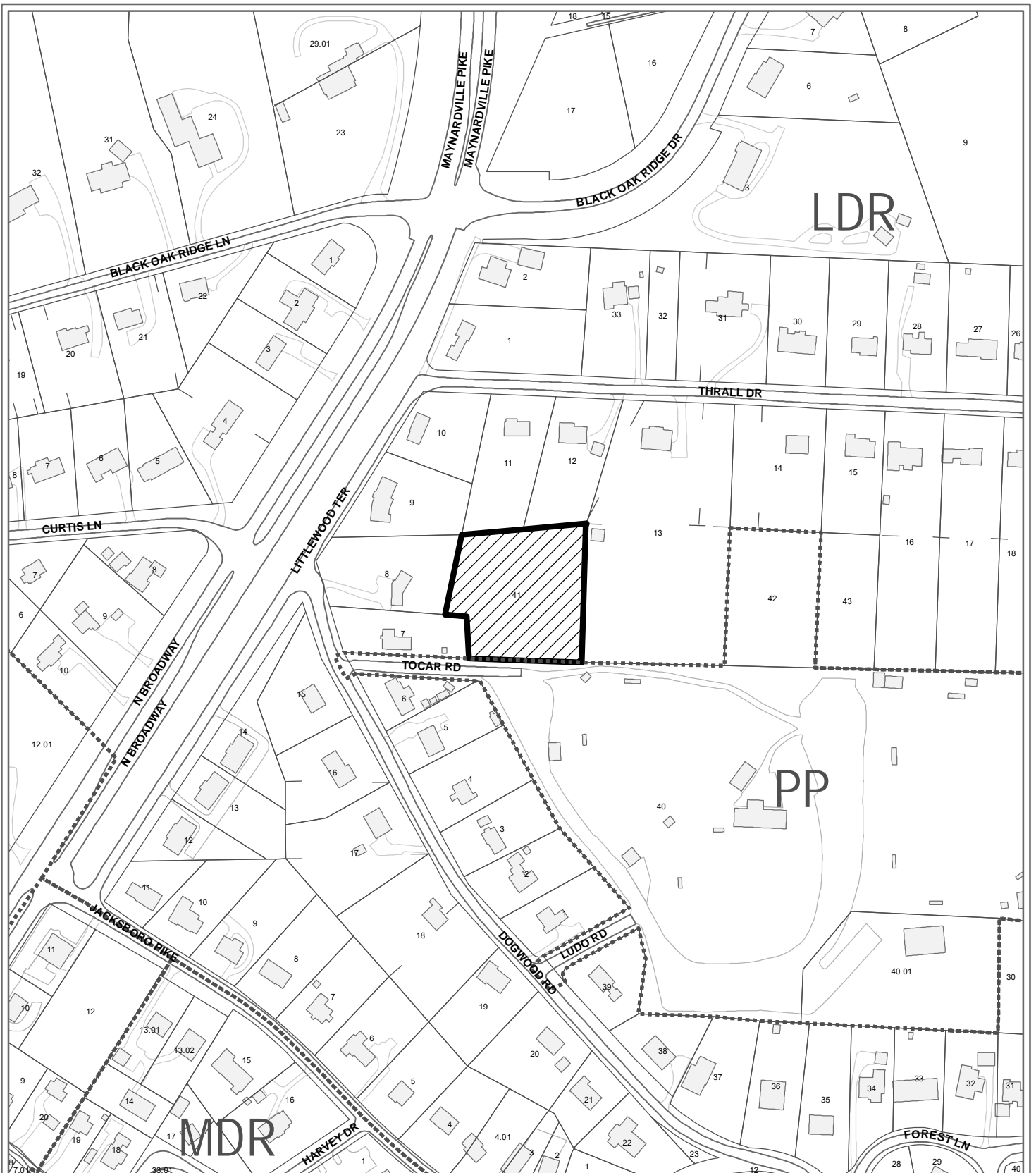
Email: _____

ARON.MILLER@FOUNTAINCITYSPORTS.ORG

Date: _____

08/26/19

MPC File Number: _____



**10-E-19-PA / 10-N-19-RZ
PLAN AMENDMENT**

From: LDR (Low Density Residential)

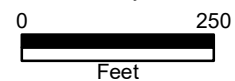


To: PP (Public Parks & Refuges)

Petitioner: Fountain City Recreation
Commission

Map No: 48

Jurisdiction: City



Original Print Date: 9/17/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☐ Rezoning



Fountain City Recreation Commission

Applicant

Date Filed 8-26-19 Meeting Date (if applicable) 10-10-19 File Number(s) 10-N-19-RZ / 10-E-19-PA

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

R. Aaron Miller, President

Fountain City Recreation Commission

Name	Company		
4701 Ludo Road	Knoxville	TN	37918
Address	City	State	Zip
(865) 621-8959	aaron.miller@fountaincitysports.org		
Phone	Email		

CURRENT PROPERTY INFO

Johnny & Linda Branum	5710 Dogwood Road	(865) 688-7964
Owner Name (if different)	Owner Address	Owner Phone
3725 Tocar Road	048LE041	
Property Address	Parcel ID	
North Knoxville	<u>N/S Tocar Rd, east of Dogwood Rd</u>	1.32 acres
General Location		Tract Size
District 35 <u>City Council District 4</u>	Residential (R-1)	
Jurisdiction (specify district above) <input checked="" type="checkbox"/> City <input type="checkbox"/> County	Zoning District	
North City	LDR	<u>W/in City of Knoxville</u>
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Vacant Lot	No	KUB
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider

REQUEST

DEVELOPMENT

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): _____

☐ Other (specify): _____

SUBDIVISION

☐ Proposed Subdivision Name _____ Unit / Phase Number _____

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created: _____

☐ Other (specify): _____

☐ Attachments / Additional Requirements

ZONING

☒ Zoning Change: Rezone to Open Space (OS-2)
Proposed Zoning

☒ Plan Amendment Change: One-Year Plan ; change to PP (Public Parks & Refuges)
Proposed Plan Designation(s)

Recreational Park & Parking

☐ Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____

☐ Other (specify): _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat only*)
☐ Use on Review / Special Use (*Concept Plan only*)
☐ Traffic Impact Study

FEE 1:

TOTAL:

FEE 2:


FEE 3:

AUTHORIZATION


Staff Signature

Michelle Portier
Please Print

8/26/2019
Date


Applicant Signature

R. Aaron Miller, President
Please Print

08/26/19
Date

8-25-19

I Give Fountain City Recreation Commission
Permission to have lot at 3725 Jocar Lane to
go on as needed for Bezone. The Commission will
pay for Bezone if lot is Full.

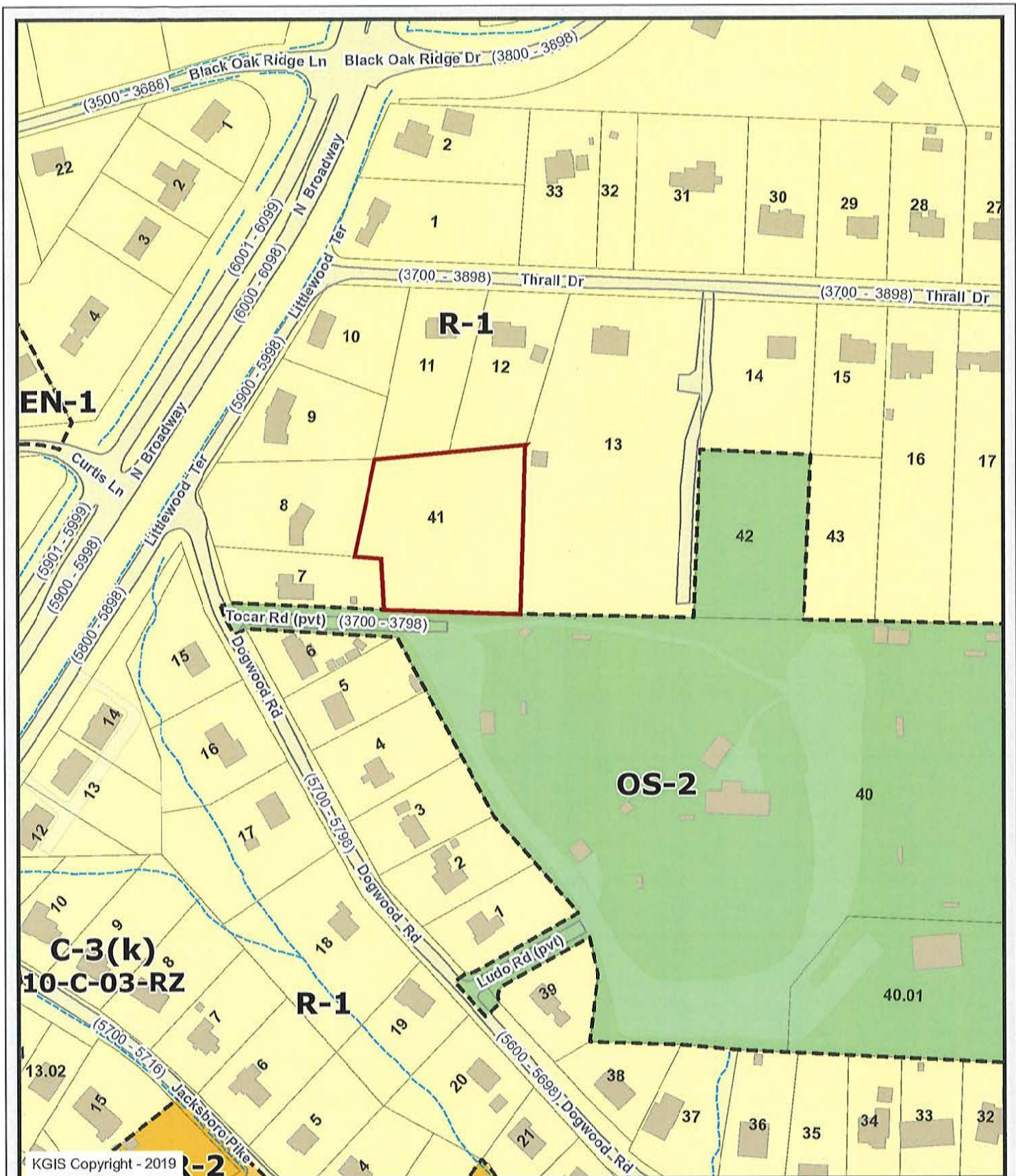
Will not pay for Survey of Lot

The Price of Lot is \$40,000 Dollars

"Will not pay for Cleanup of lot" —

The Commission Buys lot as is —

Johnny C. Brannum
Linda F. Brannum



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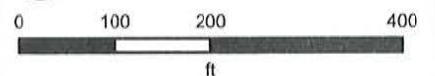
Zoning Map

3725 Tocar Rd.

Knoxville - Knox County - KUB Geographic Information System



Printed: 8/26/2019 at 2:09:15 PM



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One-Year Plan Map

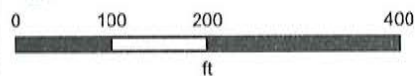
3725 Tocar Rd.

Knoxville - Knox County - KUB Geographic Information System

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Rezone Request

3725 Tocar Rd.

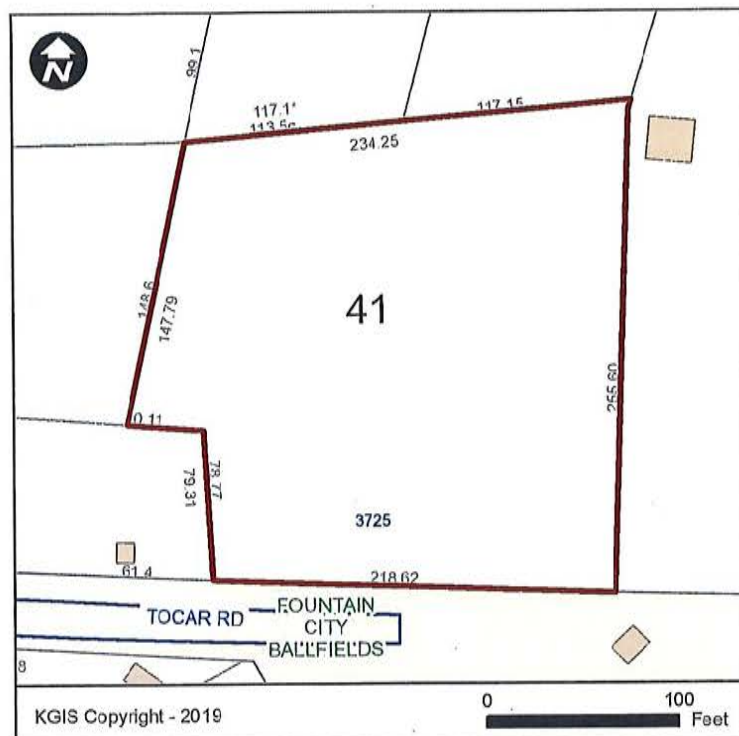
Knoxville - Knox County - KUB Geographic Information System



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Parcel 048LE041 - Property Map and Details Report**Property Information**

Parcel ID: 048LE041
 Location Address: 3725 TOCAR RD
 CLT Map: 48
 Insert: L
 Group: E
 Condo Letter:
 Parcel: 41
 Parcel Type:
 District: 35
 Ward:
 City Block: 35260
 Subdivision: HILLWOOD HEIGHTS PT 2
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: 17 - 54
 Recorded Deed: 19990803 - 0010098
 Deed Type: Deed:Special Wa
 Deed Date: 8/3/1999

Address Information

Site Address: 3725 TOCAR RD
 KNOXVILLE - 37918
 Address Type: RESIDENTIAL
 Site Name:

Owner Information

BRANUM JOHNNY C & LINDA
 5710 DOGWOOD RD
 KNOXVILLE, TN 37918

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township: Knoxville

MPC Information

Census Tract: 51
 Planning Sector: North City

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 35
 Voting Location: Shannondale Elementary School
 5316 SHANNONDALE RD
 TN State House: 16 Bill Dunn
 TN State Senate: 7 Richard Briggs
 County Commission: 2 Michele Carringer

School Zones

Elementary: FOUNTAIN CITY ELEMENTARY
 Intermediate:
 Middle: GRESHAM MIDDLE
 High: CENTRAL HIGH

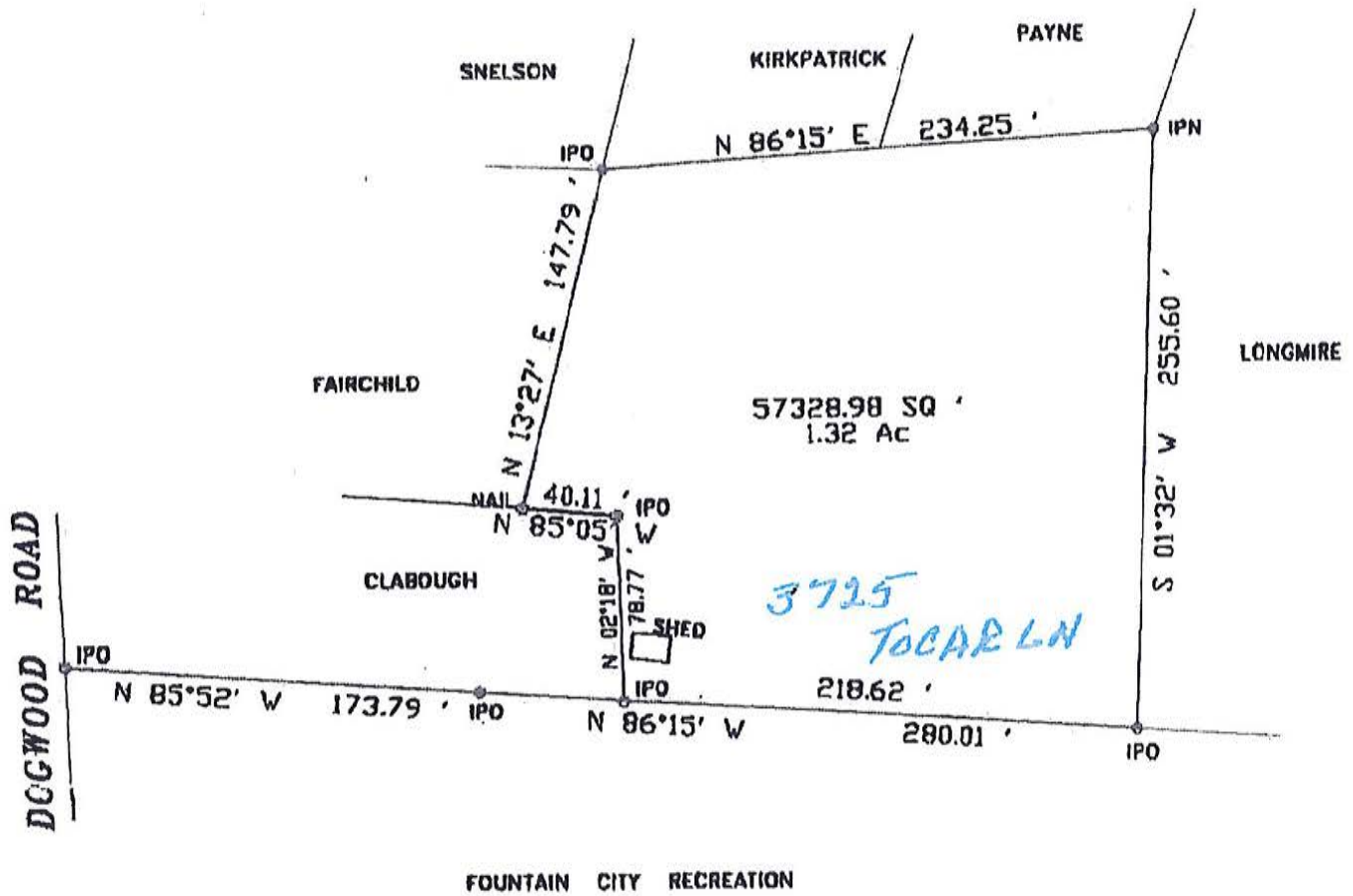
Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

City Council: 4 Lauren Rider
 School Board: 2 Jennifer Owen
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

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IN ACCORDANCE WITH H.U.D. F.I.A.
FLOOD HAZARD BOUNDARY MAPS
THIS PROPERTY IS NOT WITHIN A
FLOOD HAZARD AREA
H.U.D. F.I.A. MAP NO. _____



NOTE: SUBJECT PROPERTY HAS NO ACCESS TO PUBLIC RIGHT-OF-WAY.

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS CATEGORY 1 SURVEY
AND THE RATIO OF PRECISION OF THE UNADJUSTED
SURVEY IS 1:110,000 AS SHOWN HEREON

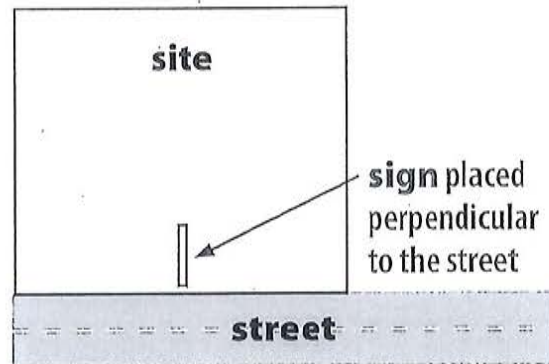
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

August 28, 2019 and September 13, 2019
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: _____

[Handwritten Signature]

Printed Name: R. ADAM MILLER

Phone: 865. 621. 8959 Email: ADAM.MILLER@FOUNTAINCITYSPORTS.ORG

Date: 08/26/19

MPC File Number: _____