



PLAN AMENDMENT REPORT

► **FILE #:** 4-H-22-SP

AGENDA ITEM #: 22

AGENDA DATE: 4/14/2022

► **APPLICANT:** CITY OF KNOXVILLE BY INDYA KINCANNON
OWNER(S): City of Knoxville

TAX ID NUMBER: 108 H B 002 [View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 165 S. Concord St.

► **LOCATION:** South side of Safety City way, due west of S. Concord Street

► **APPX. SIZE OF TRACT:** 12.3 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN:

ACCESSIBILITY: Access is via Safety City Way a local road with 29-ft of pavement width.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** PP (Public Parks and Refuges) & (SP) Stream Protection) / OS (Parks and Open Space) & F (Floodplain Overlay)

► **PROPOSED PLAN DESIGNATION:** CI (Civic/Institutional) & (SP) Stream Protection)

► **EXISTING LAND USE:** Safety City

EXTENSION OF PLAN DESIGNATION: Yes, CI is located to the south.

HISTORY OF REQUESTS:

SURROUNDING LAND USE AND PLAN DESIGNATION:
North: Single family dwellings - LI (Light Industrial)
South: Public/quasi public - CI (Civil Industrial), LDR (Low Density Residential)

East: Public park - PP (Public Park)

West: Public park - PP (Public Park)

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.

STAFF RECOMMENDATION:

► **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.**

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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/17/2022 and 5/31/2022. 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 #:** 4-O-22-RZ
4-B-22-PA

AGENDA ITEM #: 22
AGENDA DATE: 4/14/2022

► **APPLICANT:** CITY OF KNOXVILLE BY INDYA KINCANNON
OWNER(S): City of Knoxville

TAX ID NUMBER: 108 H B 002 [View map on KGIS](#)
JURISDICTION: Council District 2
STREET ADDRESS: 165 S. Concord St.
► **LOCATION:** South side of Safety City Way, due west of S. Concord Street
► **TRACT INFORMATION:** 12.3 acres.
SECTOR PLAN: Central City
GROWTH POLICY PLAN:
ACCESSIBILITY: Access is via Safety City Way a local road with 29 ft of pavement width.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Third Creek

► **PRESENT PLAN DESIGNATION/ZONING:** PP (Public Parks and Refuges) & Stream Protection / OS (Parks and Open Space) & F (Floodplain Overlay)
► **PROPOSED PLAN DESIGNATION/ZONING:** CI (Civic/Institutional) & Stream Protection / INST (Institutional) & F (Floodplain Overlay)
► **EXISTING LAND USE:** City of Knoxville Safety City

►
EXTENSION OF PLAN DESIGNATION/ZONING: Yes, CI (Civil/Institutional) is located to the south.
HISTORY OF ZONING REQUESTS: None noted
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Single family dwellings / LI (Light Industrial) / I-MU (Industrial Mixed Use)
South: Public/quasi public / CI (Civil Industrial) / NA (Natural Area), RN-1 (Single Family Residential)
East: Public park / PP (Public Park) / OS (Open Space)
West: Public park / PP (Public Park) / NA (Natural Area)
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.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan Amendment to CI (Civic/Institutional) & SP (Stream Protection) because it is consistent with the location criteria and addresses an error in the plan.**
- ▶ **Approve INST (Institutional) & F (Floodplain Overlay) zoning because it will bring the existing use into conformance with the zoning ordinance.**

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

AN ERROR 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 civic/institutional land use designation.

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

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy that would trigger the need for a plan amendment.

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 reveal the need for a plan amendment.

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:

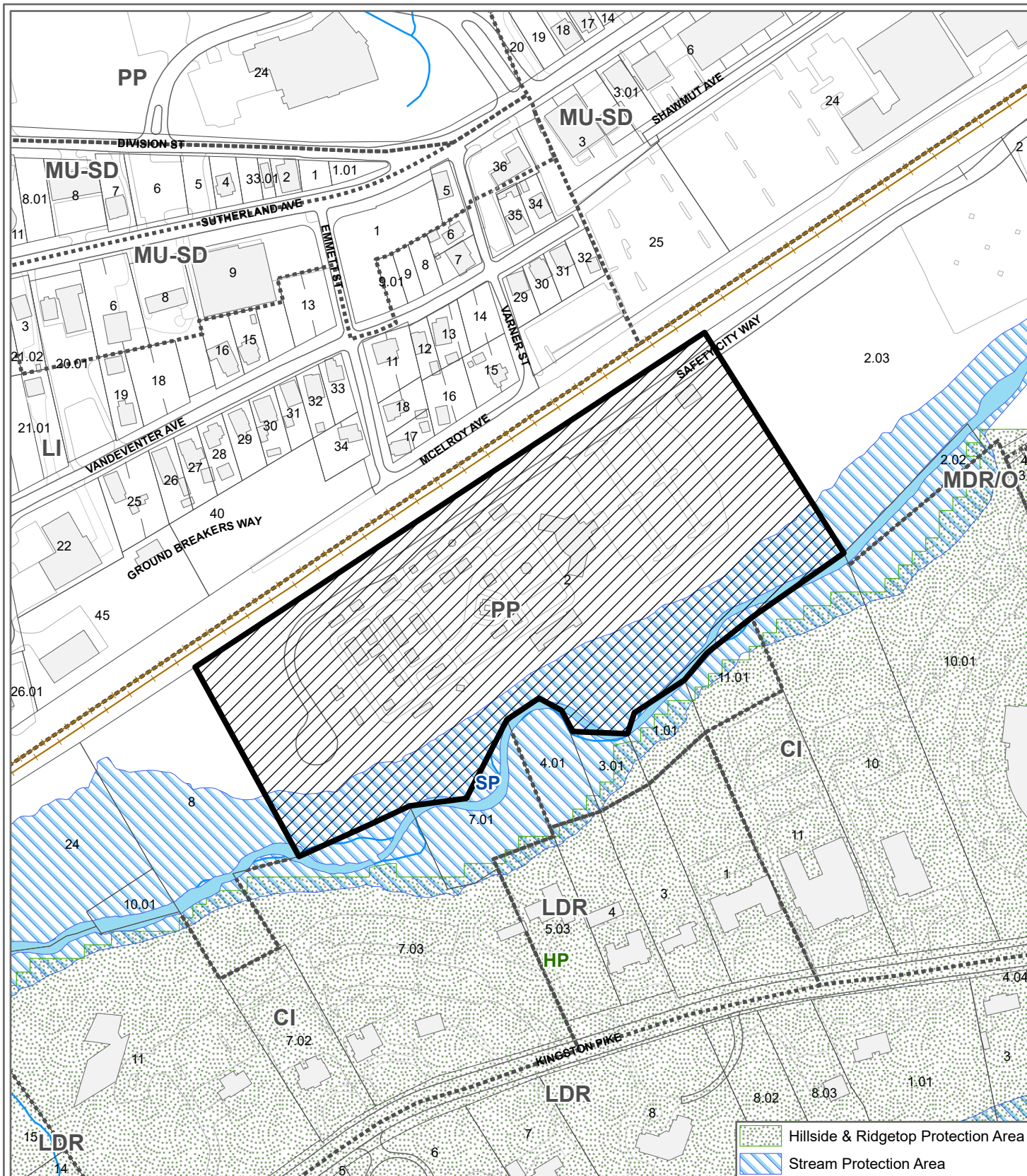
1. The proposed rezoning is compatible with the recommended One Year Plan amendment to CI (Civic

Institutional) and Sector Plan amendment to CI (Civic Institutional) and is not in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

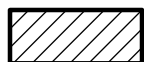
If approved, this item will be forwarded to Knoxville City Council for action on 5/17/2022 and 5/31/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**4-H-22-SP
CENTRAL CITY SECTOR PLAN AMENDMENT**

From: PP (Public Parks and Refuges)

To: CI (Civic/Institutional)



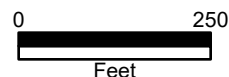
Original Print Date: 3/7/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

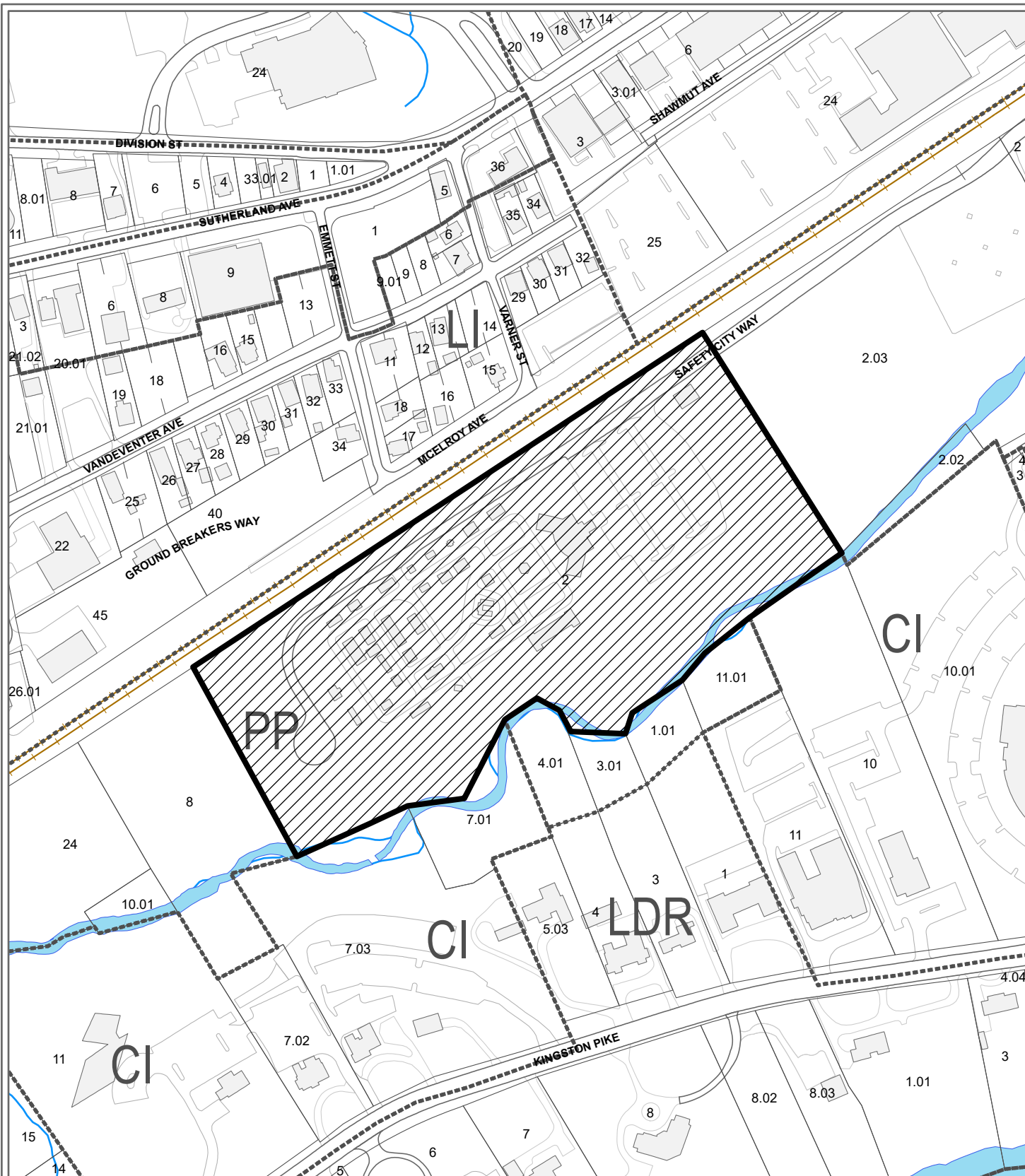
Revised:

Petitioner: City of Knoxville by Indya Kincannon

Map No: 108

Jurisdiction: City

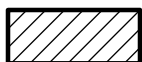




**4-B-22-PA / 4-O-22-RZ
PLAN AMENDMENT**

From: PP (Public Parks and Refuges)

To: CI (Civic/Institutional)



Original Print Date: 3/7/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

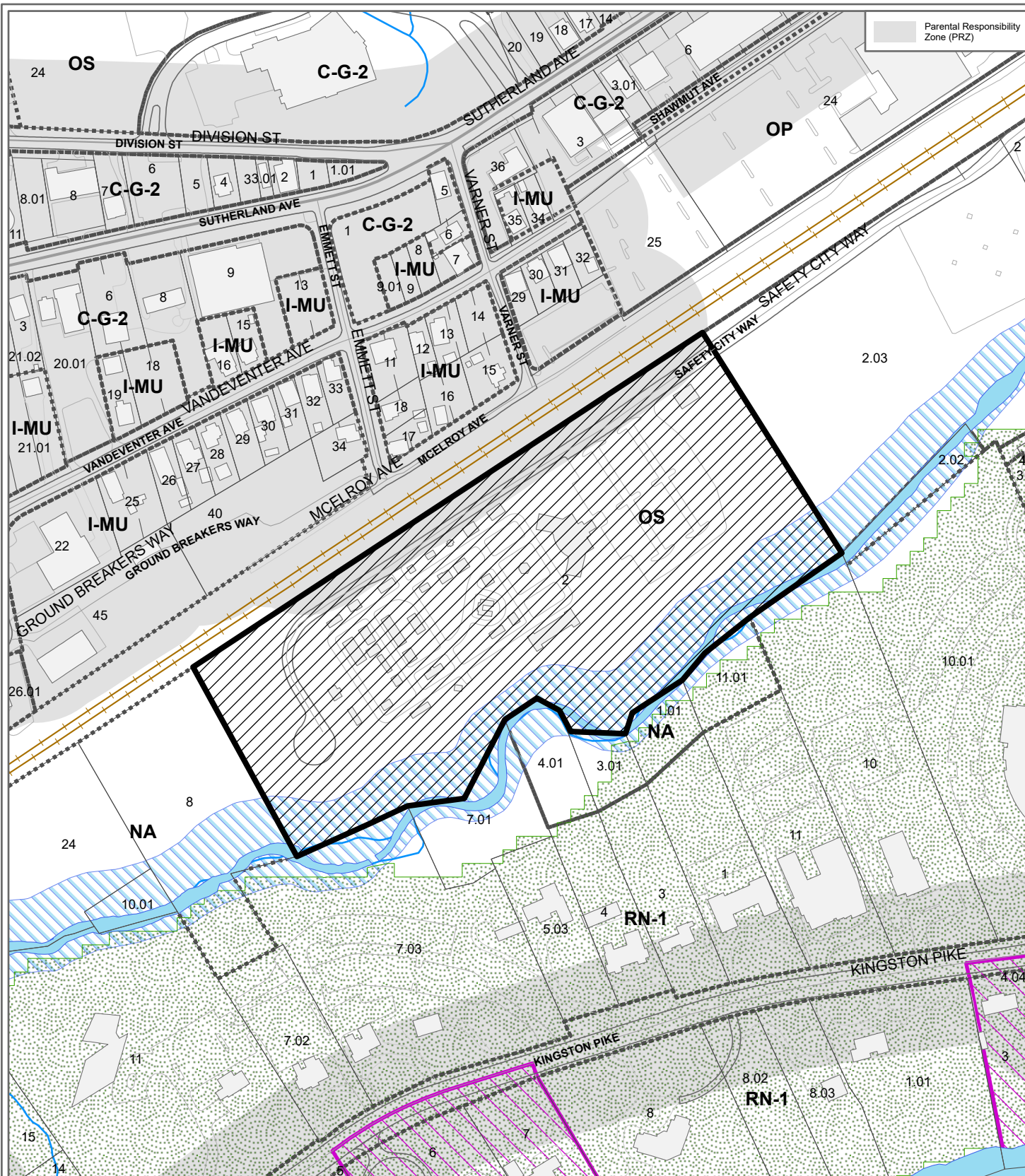
Petitioner: City of Knoxville by Indya Kincannon

Map No: 108

Jurisdiction: City

0 250
Feet

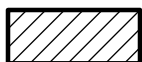




4-O-22-RZ REZONING

From: OS (Parks and Open Space)

To: INST (Institutional)



Original Print Date: 3/7/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: City of Knoxville by Indya Kincannon

Map No: 108

Jurisdiction: City

0 250
Feet



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE CENTRAL 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 Central 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, the City of Knoxville has submitted an application for an amendment to the Central City Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Public Park and Stream Protection to Civic Institutional and Stream Protection 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 April 14, 2022, 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 Central City Sector Plan, with its accompanying staff report and map, file #4-H-22-SP.

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

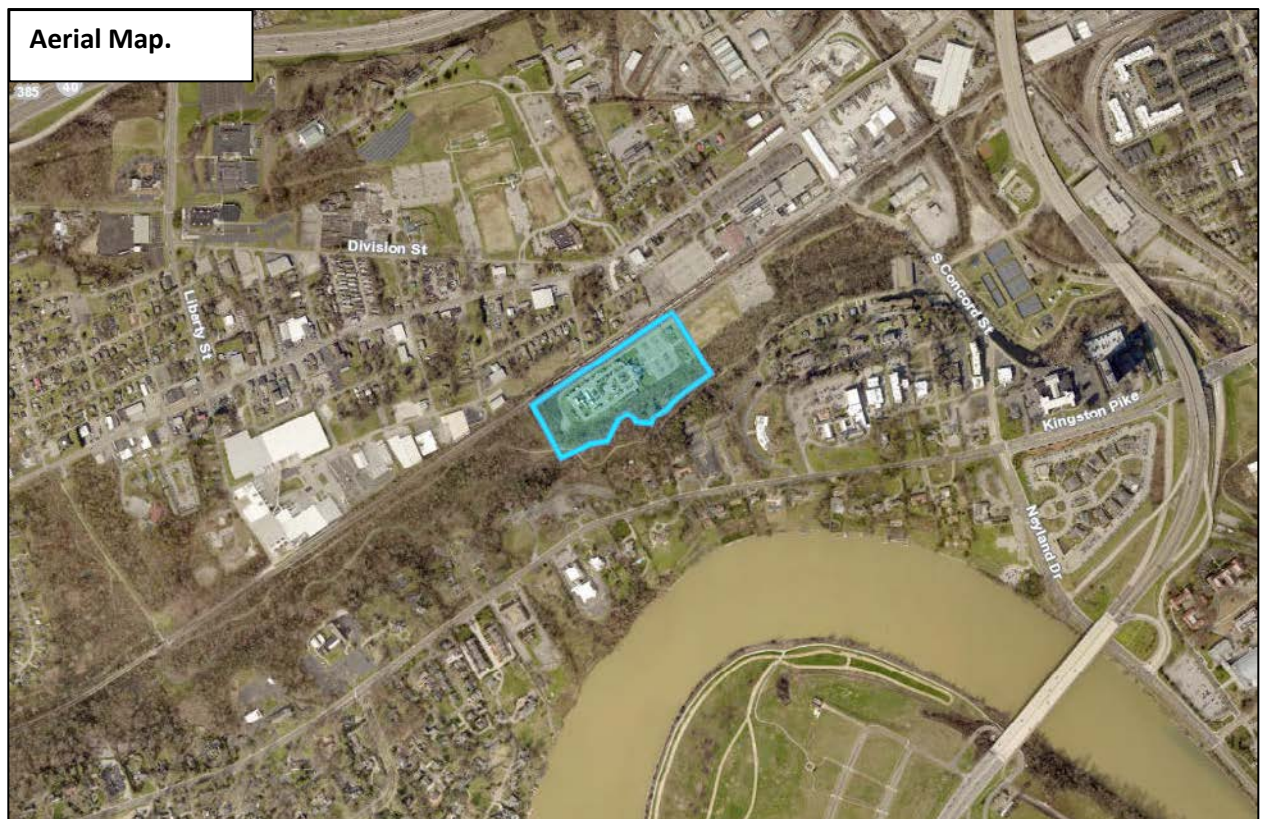
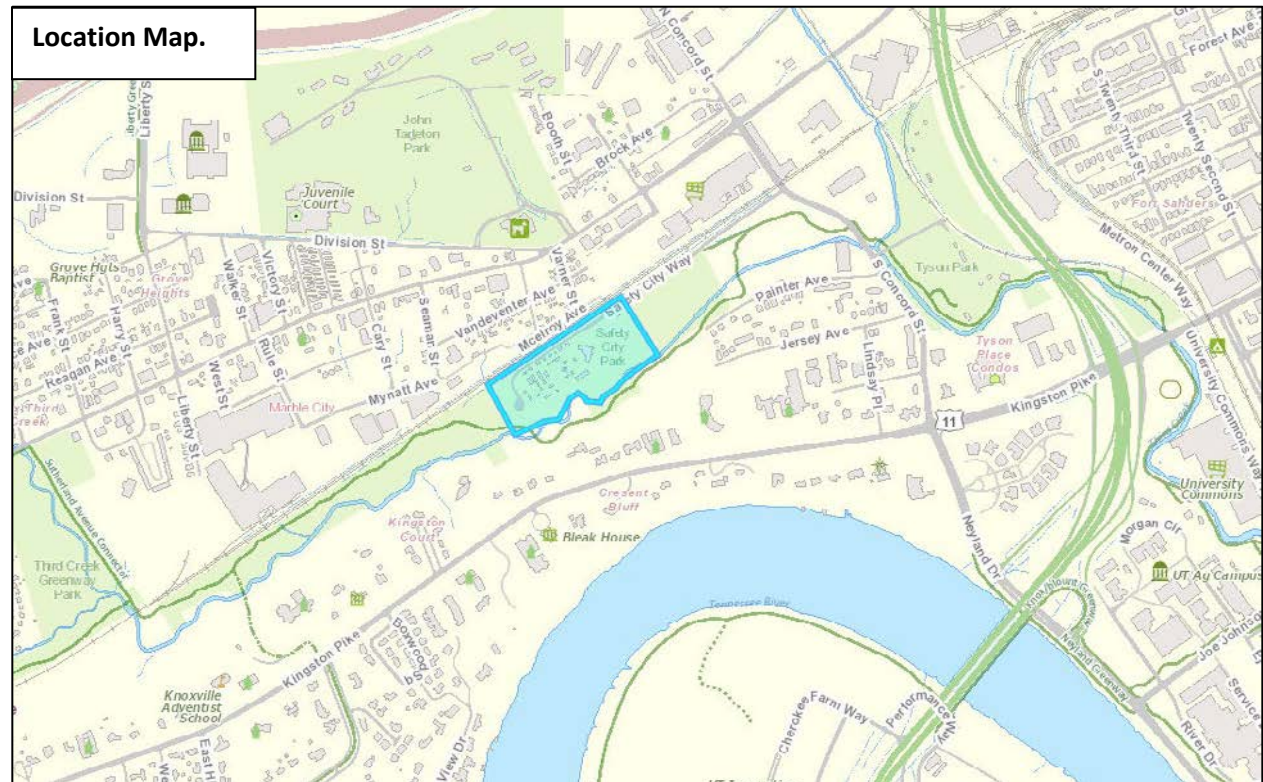
SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

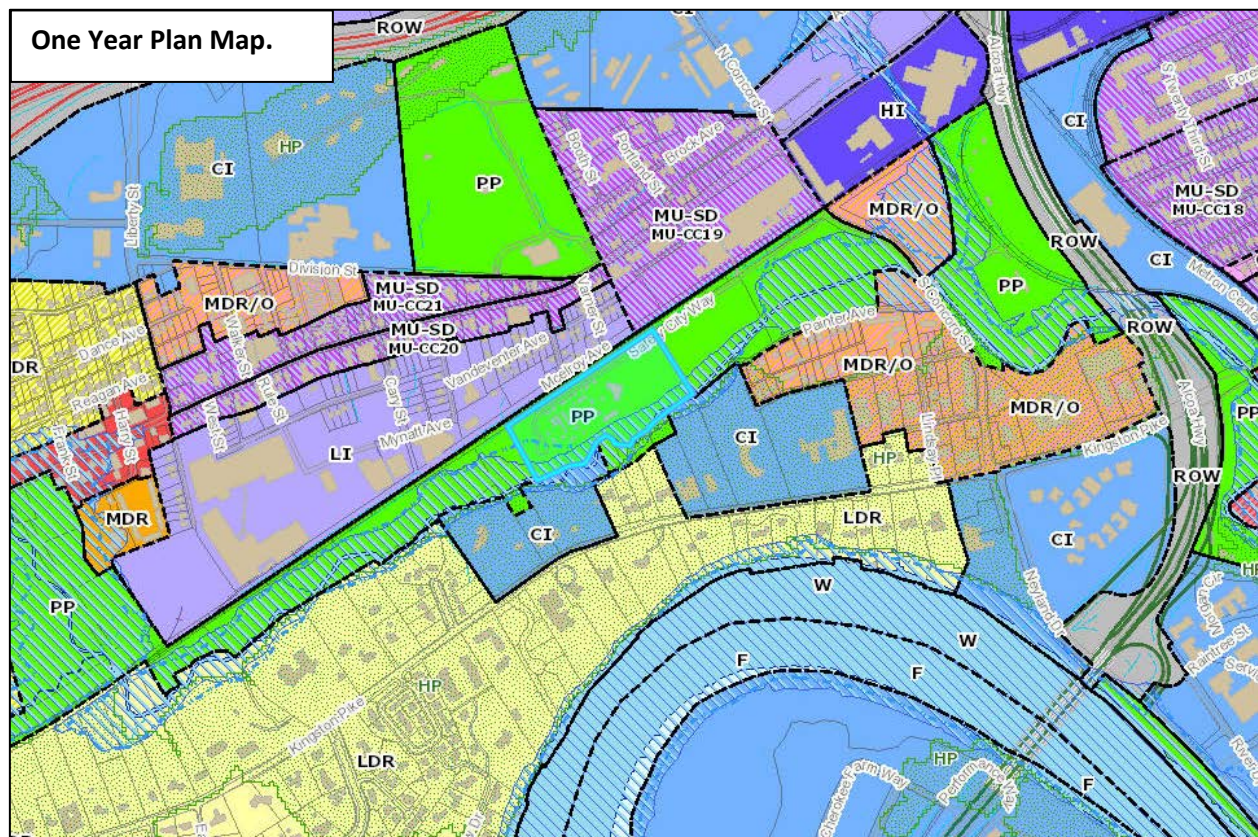
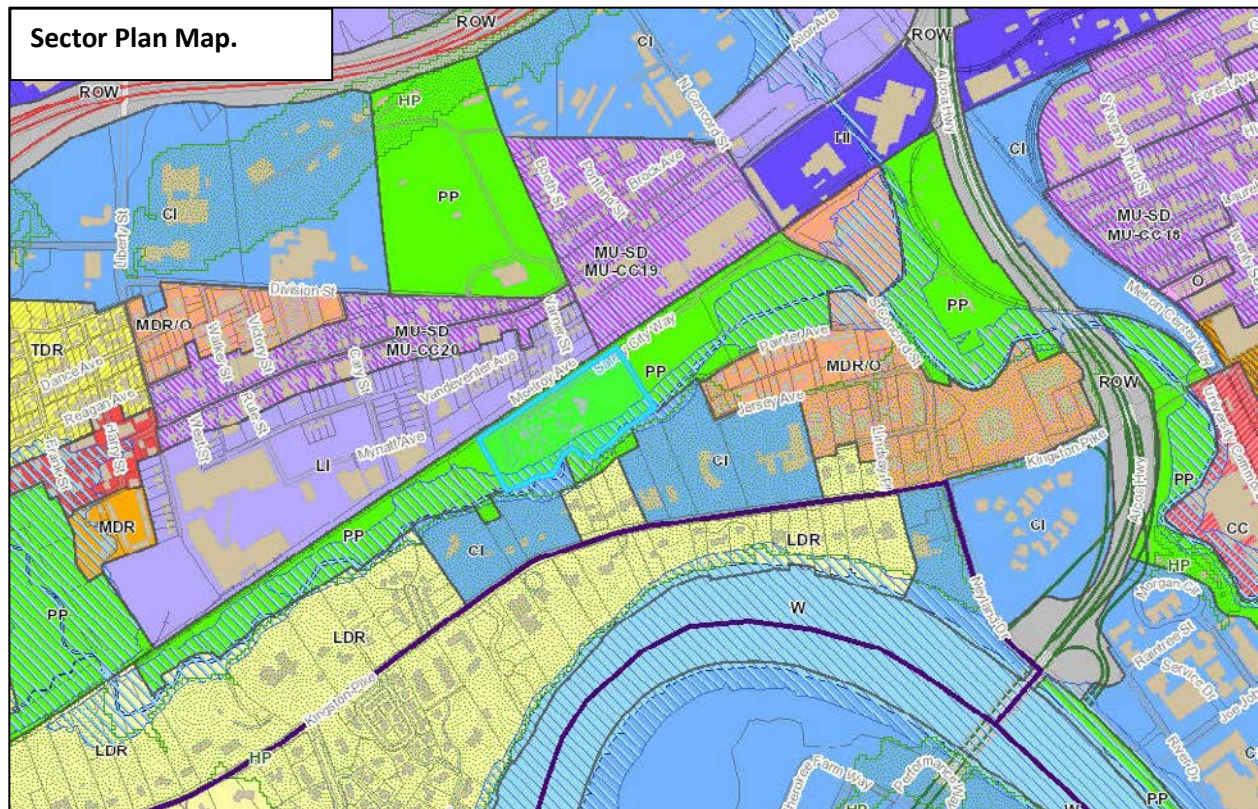
Chairman

Secretary

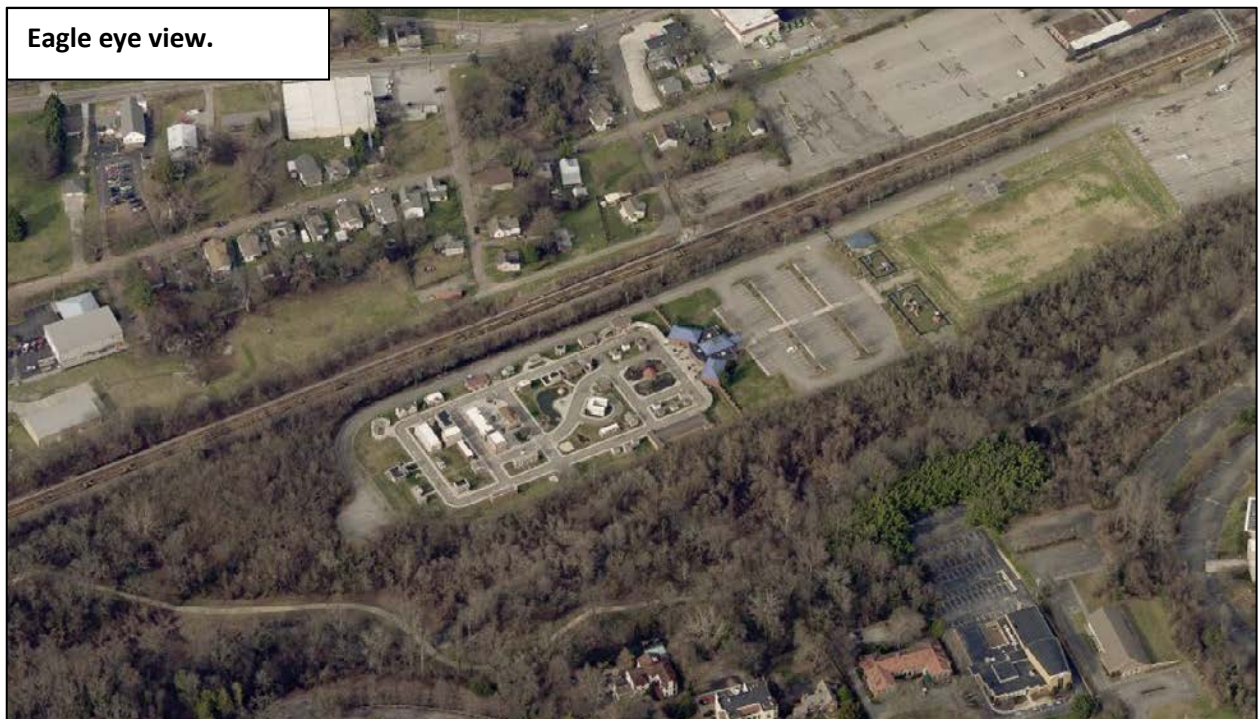
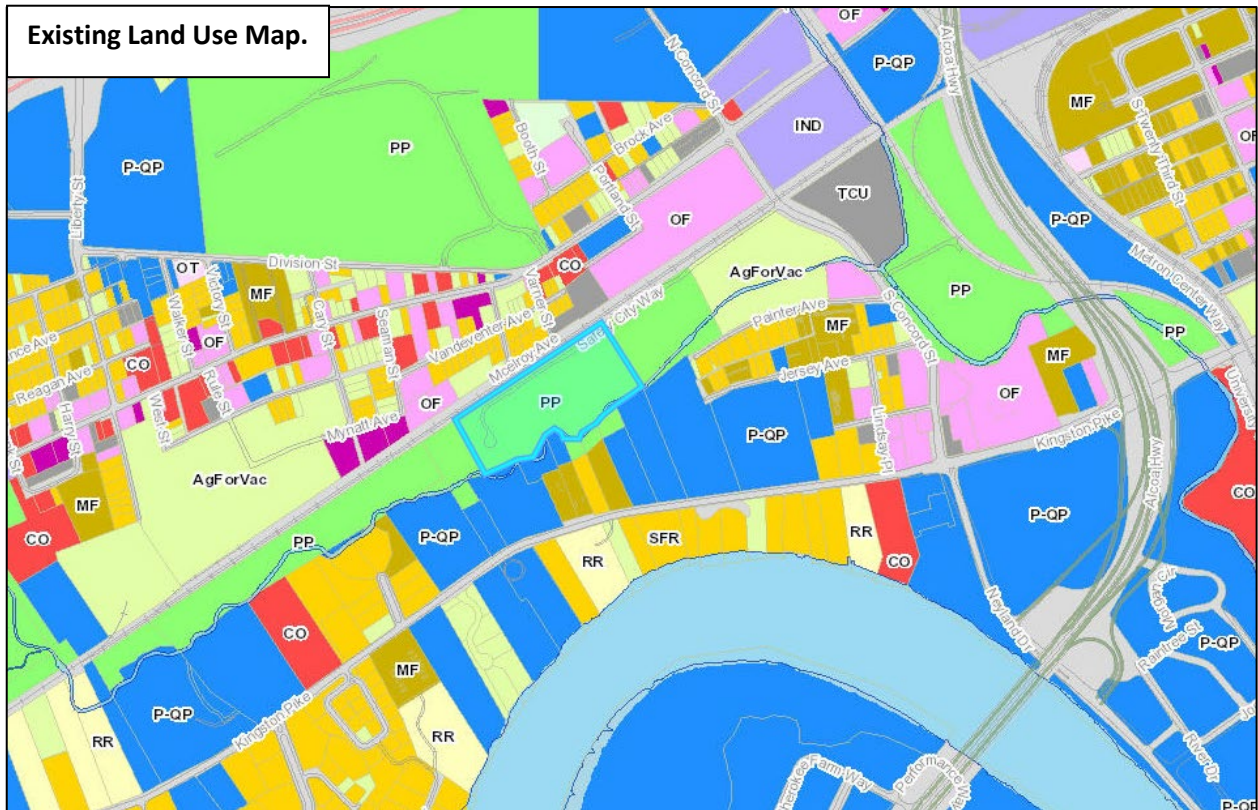
4-O-22-RZ, 4-H-22-SP, 4-B-22-PA
EXHIBIT A. Contextual Images



4-O-22-RZ, 4-H-22-SP, 4-B-22-PA
EXHIBIT A. Contextual Images



4-O-22-RZ, 4-H-22-SP, 4-B-22-PA
EXHIBIT A. Contextual Images





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

City of Knoxville by Indya Kincannon

Mayor

Applicant Name

Affiliation

February 24, 2022

March 17, 2022

Date Filed

Meeting Date (if applicable)

4-0-22-RZ
4-H-22-SP
4-B-22-PA

File Number(s)

CORRESPONDENCE

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

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

Indya Kincannon, Mayor

City of Knoxville

Name

Company

400 Main Street

Knoxville

TN

37902

Address

City

State

ZIP

865-215-3384

dbrace@knoxvilletn.gov

Phone

Email

CURRENT PROPERTY INFO

City of Knoxville

400 Main Street

865-215-3384

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

165 S Concord Street

108HB002

Property Address

Parcel ID

Yes

Yes

n/a

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Sartey City Way due west of S. Concord St.

General Location

12.3 ac +/-

Tract Size

☒ City ☐ County

2nd

District

OS / E

Zoning District

PP

Existing Land Use

Central City

Planning Sector

PP / SP

Sector Plan Land Use Classification

City

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST☒ Zoning Change Institutional / F

Proposed Zoning

☒ Plan Amendment Change One-year Plan AND SECTOR PLAN (CI & CI) / SP

Proposed Plan Designation(s)

Pending Plat File Number

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*)☐ Use on Review / Special Use (*Concept Plan*)☐ Traffic Impact Study☐ COA Checklist (*Hillside Protection*)

Fee 1

N/A

Total

Fee 2

N/A

Fee 3

N/A

N/A

AUTHORIZATION

Applicant Signature

City of Knoxville by Indya Kincannon

2/24/22

Please Print

Date

865-215-2040

ikincannon@knoxvilletn.gov

Phone Number

Email

Property Owner Signature

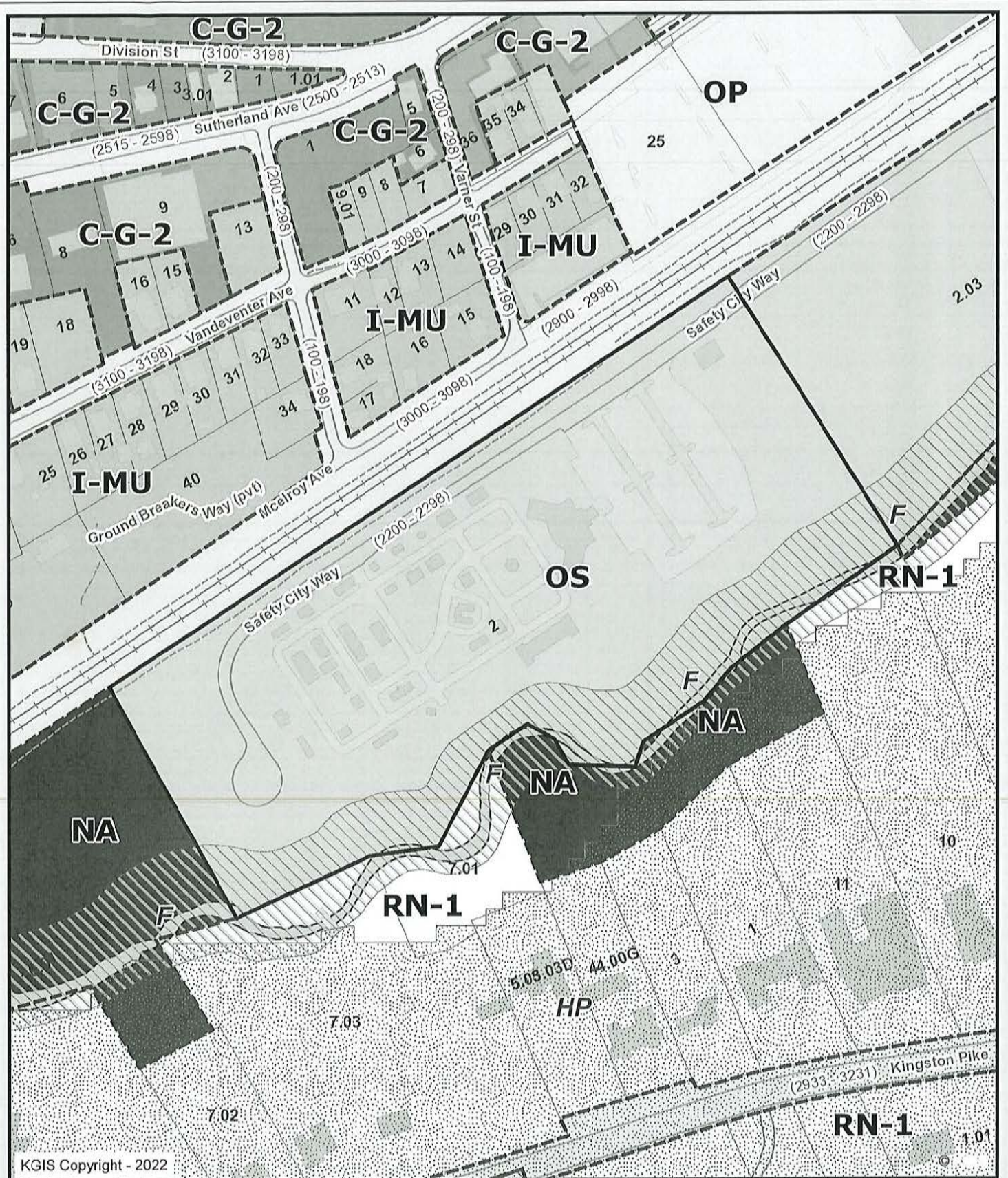
Indya Kincannon, Mayor

2/24/22

Please Print

Date

Taken by Marc Payne
2/28/2022

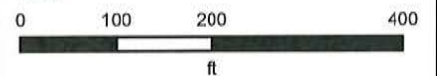


Letter Portrait

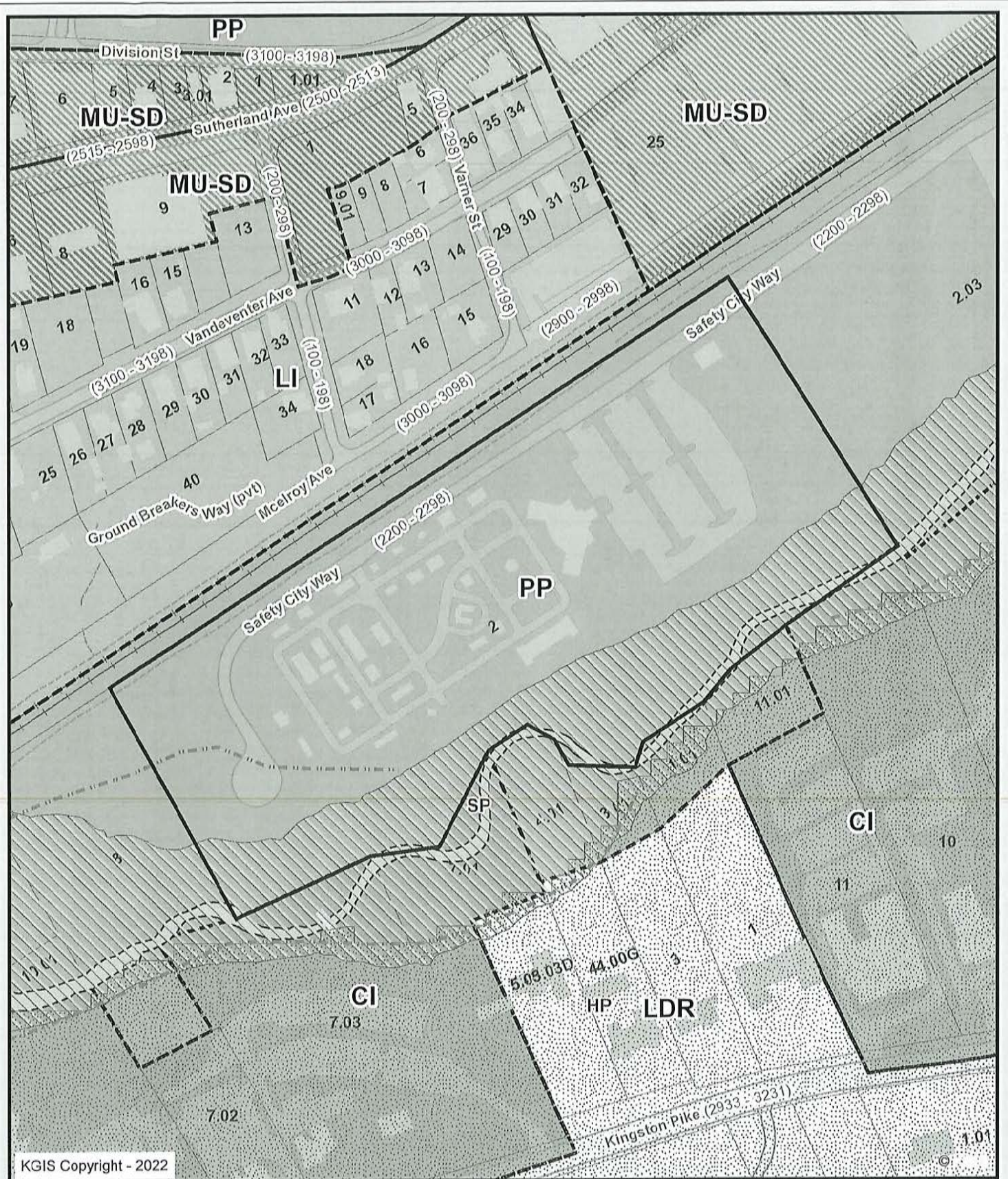
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Letter Portrait

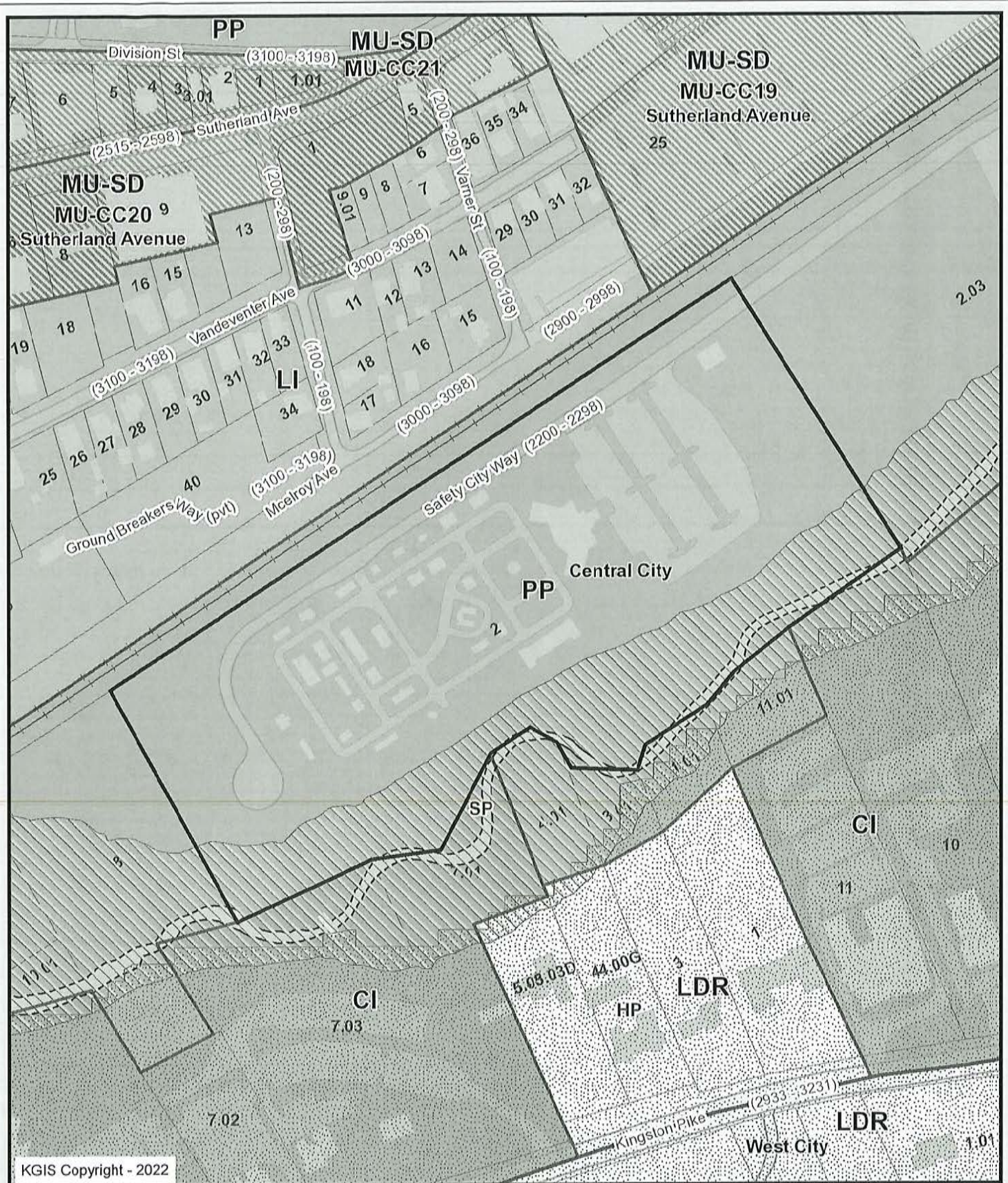
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

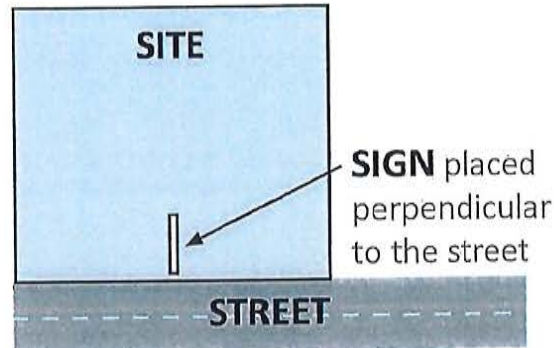


Printed: 2/28/2022 at 2:24:50 PM



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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

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

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

3/30/2022 and 4/15/2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Kincannon / City of Knoxville

Date: 2/28/22

File Number: 4-0-22-RZ, 4-H-22-SP, 4-B-22-PA



Sign posted by Staff



Sign posted by Applicant