

CASE SUMMARY

APPLICATION TYPE: REZONING

ONE YEAR PLAN AMENDMENT



File Number: 10-N-19-RZ **Related File Number:** 10-E-19-PA
Application Filed: 8/26/2019 **Date of Revision:**
Applicant: R. AARON MILLER / FOUNTAIN CITY RECREATION COMMISSION

PROPERTY INFORMATION

General Location: North side of Tocar Road east of Dogwood Road
Other Parcel Info.:
Tax ID Number: 48 L E 041 **Jurisdiction:** City
Size of Tract: 1.32 acres
Accessibility: This lot is accessed from a joint permanent easement that forms the entry to Fountain City Ball Park and Rec Center off of Dogwood Road. The JPE 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.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant parcel
Surrounding Land Use:
Proposed Use: Recreational Park & Parking **Density:** n/a
Sector Plan: North City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
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.

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

Street: 3725 Tocar Road
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: OS-2 (Park & Open Space District)
Previous Requests: None noted for this property
Extension of Zone: Yes, OS-2 is adjacent to the south
History of Zoning: None noted for this property

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: PP (Public Parks & Refuges)

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: Michelle Portier

Staff Recomm. (Abbr.): Approve the OS-2 (Park and Open Space District) zoning subject to one condition.

Staff Recomm. (Full): 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: 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 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.

Action: Approved

Meeting Date: 10/10/2019

Details of Action:

Summary of Action: The Planning Commission approved 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.

Date of Approval: 10/10/2019

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: 11/5/2019

Date of Legislative Action, Second Reading: 11/19/2019

Ordinance Number:

Other Ordinance Number References: O-157-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: