

CASE SUMMARY

APPLICATION TYPE: ORDINANCE 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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 12-B-10-OA **Related File Number:**
Application Filed: 11/18/2010 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 999 999 **Jurisdiction:**
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: **Sector Plan Designation:**
Growth Policy Plan:
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason: Amendments to the City of Knoxville Zoning Ordinance, Article IV, Section 2.4.2, regarding changes to regulations in the OS-1 (Open Space Preservation) District

ZONING INFORMATION (where applicable)

Current Zoning:
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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.: Amendments to the City of Knoxville Zoning Ordinance, Article IV, Section 2.4.2, regarding changes to regulations in the OS-1 (Open Space Preservation) District

MPC ACTION AND DISPOSITION

Planner In Charge: Mark Donaldson

Staff Recomm. (Abbr.): Approve the amendments

Staff Recomm. (Full): Staff recommends that the planning commission recommend approval of the proposed amendments to the City of Knoxville Zoning Ordinance adding new definitions at Article II, as found in Exhibit B, and replacing in its entirety Article IV, Section 2.4.2, as found in Exhibit C.

Comments: In April, 2010, City Council initially requested MPC to make a recommendation on rezoning all city parks and park expansion areas to OS-1 (Open Space Preservation). MPC recommended that only a small number of city owned property met the intent and existing development regulations of OS-1 and that changes to the OS-1 district regulations were needed and a new zone district intended for active park and recreation facilities should also be considered. City Council subsequently requested MPC to consider changes to OS-1 and the creation of a new district.

Should City Council determine that it is necessary to protect park land with a zone district, MPC staff feels that the preservation of open space and the protection of active park and recreation land and facilities require two different zone districts because of significantly different development regulation scenarios. This amendment proposes changes to the existing OS-1 district. A separate ordinance amendment, item #7 on this agenda, proposes a new park and open space district.

ANALYSIS

The OS-1 (Open Space Preservation) district appears to have been created following the adoption of an Open Space Plan for Knoxville/Knox County in 1978. It has been changed very little since then. While parks and recreation facilities are listed as permitted uses, the primary purpose of the district seems to be the preservation of open space for scenic, environmental, cultural, and passive recreational activities. For example it limits manmade structures and features to only 5 percent of the total land area in the district, excluding earthwork that is returned to its "natural condition".

It is time to revamp the ordinance to clarify its development regulations and provide appropriate definitions for many of its terms.

A section by section summary of the proposed changes is found in Exhibit A, proposed definitions in Exhibit B, and proposed amendments compared to current language in Exhibit C.

Action: Approved

Meeting Date: 12/9/2010

Details of Action:

Summary of Action: Approve the amendments

Date of Approval: 12/9/2010

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: 1/11/2011

Date of Legislative Action, Second Reading: 1/25/2011

Ordinance Number: O-2-2011

Other Ordinance Number References: O-2-2011

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: