

# 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-C-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:** Amendment to the City of Knoxville Zoning Ordinance, Article IV, regarding the addition of a new OS-2 (Park and Open Space) 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.: Amendment to the City of Knoxville Zoning Ordinance, Article IV, regarding the addition of a new OS-2 (Park and Open Space) District.

## **MPC ACTION AND DISPOSITION**

Planner In Charge:

Mark Donaldson

Staff Recomm. (Abbr.):

approve the proposed amendments to the City of Knoxville Zoning Ordinance adding new definitions at Article II, as found in Exhibit B, and adding in its entirety Article IV, Section 2.4.3, OS-2 (Park and Open Space) as found in Exhibit C.

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 adding in its entirety Article IV, Section 2.4.3, OS-2 (Park and Open Space) 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 a new park and open space zone district.

### **ANALYSIS**

The proposed OS-2 (Park and Open Space) district uses the same format as the OS-1 zone district with several distinct regulatory differences:

- Its purpose is oriented toward active parks and recreational facilities accessible to the public or available on a membership basis rather than the conservation of open space.
- Its permitted uses include recreation centers rather than houses.
- Its uses permitted on review include museums, libraries, police, fire or EMS stations, or other similar public facilities, rather than multi-dwelling structures or developments.
- Its dimensional regulations allow much more intensive development:
  - o The minimum required front yard is 20 feet rather than 50 feet;
  - o The minimum required side yard is equal to the adjacent district rather than a minimum of 20 feet;
  - o The minimum required rear yard is equal to the adjacent district or 10 feet for accessory buildings rather than 50 feet or 20 feet for accessory buildings;
  - o There is no minimum lot width or lot area, rather than a minimum lot width of 200 feet and a minimum lot area of 3 acres; and
  - o The maximum lot coverage (for buildings) is 20 percent, with development plan approval by MPC for greater lot coverage, rather than a maximum impervious coverage of 5 percent.

Action:

Approved

Meeting Date: 12/9/2010

Details of Action:

Summary of Action:

approve the proposed amendments to the City of Knoxville Zoning Ordinance adding new definitions at Article II, as found in Exhibit B, and adding in its entirety Article IV, Section 2.4.3, OS-2 (Park and Open Space) as found in Exhibit C.

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

**Ordinance Number:** O-3-2011

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**Other Ordinance Number References:** O-3-2011

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**