

CASE SUMMARY

APPLICATION TYPE: REZONING

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

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File Number: 12-X-07-RZ **Related File Number:** 12-K-07-SP
Application Filed: 11/6/2007 **Date of Revision:**
Applicant: KNOX COUNTY / PUBLIC BUILDING AUTHORITY

PROPERTY INFORMATION

General Location: East side Dry Gap Pike, northwest side Rifle Range Rd. northeast side Fountain City Rd.
Other Parcel Info.:
Tax ID Number: 58 008, 008.01 & 009 OTHER: 057-125.39 **Jurisdiction:** County
Size of Tract: 175 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Public park **Density:**
Sector Plan: North County **Sector Plan Designation:** LI, LDR and PPOS
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning: OS (Open Space)
Previous Requests: None noted
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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE OS (Open Space) zoning.

Staff Recomm. (Full):

OS zoning is much more appropriate for the development of a park than the current PC zoning.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. OS zoning is compatible with the surrounding zoning and development pattern.
- 2. The public parks and open space plan designation and OS zoning will allow extension of the park uses from the east. The property to the east is developed with soccer fields.
- 3. The current PC zoning would allow consideration of a wide range of uses that could be detrimental to the surrounding area. This proposal eliminates that potential negative impact.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
- 2. The proposed use of the site for Tommy Schumpert Park is permitted under the requested OS zoning.
- 3. The proposal is compatible with surrounding zoning and is an extension of park and open space uses to the east.
- 4. The potential impact to surrounding properties is drastically reduced by this proposal. The current PC zoning would allow a wide array of potentially harmful uses to be considered.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended amendment of the entire site to public parks and open space, OS zoning is consistent with the North County Sector Plan.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 12/13/2007

Details of MPC action:

Summary of MPC action:

APPROVE OS (Open Space)

Date of MPC Approval:

12/13/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action:

1/28/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: