CASE SUMMARY

APPLICATION TYPE: GENERAL REZONING

File Number: 3-J-14-RZ Related File Number:

Application Filed: 1/31/2014 Date of Revision:

Applicant: METROPOLITAN PLANNING COMMISSION



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

PROPERTY INFORMATION

General Location: Southeast side Lyons View Pike, east side S. Northshore Dr.

Other Parcel Info.:

Tax ID Number: 121 J B 5.01, 5.13 & 5.14 OTHER: PORTIONS ZONED O- Jurisdiction: City

Size of Tract: 54 acres

Accessibility: Vehicular access to Lakeshore Park is from S. Northshore Dr., a major arterial street with 21' of

pavement width within 70' of right-of-way, or from Lyons View Pike, a minor arterial street with 33' of

pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Lakeshore Park

Surrounding Land Use:

Proposed Use: Lakeshore Park Density:

Sector Plan: West City Sector Plan Designation: CI & PP

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: These sites are located within the larger Lakeshore Park at the intersection of Lyons View Pike and S.

Northshore Dr.

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

Street: 5904 Lyons View Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-2 (Civic and Institutional)

Former Zoning:

Requested Zoning: OS-2 (Park and Open Space)

Previous Requests: None noted

Extension of Zone: Yes, extension of OS-2 zoning from the rest of Lakeshore Park.

History of Zoning: The remainder of Lakeshore Park was rezoned OS-2 in 2011 (9-E-11-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

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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.): RECOMMEND that City Council APPROVE OS-2 (Park and Open Space District) zoning.

Staff Recomm. (Full): OS-2 zoning is the most appropriate zoning for this land, which is now owned by the City of Knoxville

and is used for active park and open space uses.

Comments: OS-2 is the same zoning that the majority of the park was rezoned in 2011 (9-E-11-RZ), as a result of a

request from the Knoxville City Council. Now that the City also owns these subject properties, with the intent of continued park usage, Council has requested that OS-2 zoning also be placed on this additional 68 acres of land. To the best of staff's knowledge, the previous use of some of the buildings on the subject property for mental health facilities has been discontinued. Most of the buildings appear to be vacant. OS-2 is an extension of zoning from all sides and is consistent with both the sector plan

and One Year Plan proposals for the site.

The OS-2 district is established to create, preserve and enhance land accessible to the public as permanent space to meet the active park and recreational needs of the population. It 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 as playgrounds, recreational fields, ball-fields, sport courts, dog parks and accessory facilities such as recreation and community centers, administrative offices, parking areas and restrooms. It is also intended to accommodate buildings of a public nature such as museums, libraries, police, fire or EMS stations. The subject

property clearly meets the intent of OS-2 zoning district.

Action: Approved Meeting Date: 3/13/2014

Details of Action:

Summary of Action: OS-2 (Park and Open Space)

Date of Approval: 3/13/2014 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: 4/15/2014 Date of Legislative Action, Second Reading: 4/29/2014

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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