

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

Approve OS-2 (Park and Open Space) district.

Staff Recomm. (Full):

Staff recommends approval of the OS-2 (Park and Open Space) district to reflect the proposed use of the area as the gateway for the Urban Wilderness park lands. The area is within the city limits of Knoxville and is surrounded by low density residential uses and South Doyle Middle School, which would benefit from being adjacent to parkland and open space. The OS-2 zoning also protects the steep sloped forested areas by designating this area for park uses.

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. OS-2 (Park and Open Space) district is consistent with the existing the LDR (Low Density Residential) designation for this property.
2. The majority of the surrounding development consists of low density residential uses and zoning, and consideration of this zone is compatible with this area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. OS-2 district is intended to provide a park and open space district that 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. 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. OS-2 district is compatible with surrounding development and should have a minimal impact on adjacent properties.

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 South City Sector Plan appropriately proposes LDR (Low Density Residential) uses for the site, consistent with the recommended OS-2 district.
2. The site is located within the City of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This recommended zoning does not present any apparent conflicts with any other adopted plans.

Action:

Approved

Meeting Date: 8/8/2019

Details of Action:

Summary of Action: Planning Commission recommends approval of OS-2 (Park and Open Space) district.

Date of Approval: 8/8/2019

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: 9/10/2019

Date of Legislative Action, Second Reading: 9/24/2019

Ordinance Number:

Other Ordinance Number References: O-128-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: