



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

FILE #: 12-X-07-RZ
12-K-07-SP

AGENDA ITEM #: 100
AGENDA DATE: 12/13/2007

APPLICANT: KNOX COUNTY / PUBLIC BUILDING AUTHORITY
OWNER(S): KNOX COUNTY

TAX ID NUMBER: 58 008, 008.01 & 009 057-125.39
JURISDICTION: Commission District 7

LOCATION: East side Dry Gap Pike, northwest side Rifle Range Dr., northeast side Fountain City Rd.

TRACT INFORMATION: 175 acres.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Rifle Range Dr., a minor arterial street with 19' of pavement width within 50' of right of way, Fountain City Rd., a minor arterial street with 19' of pavement width and 50' of right of way, or Dry Gap Pike, a major collector street with 18' of pavement width within 125' of right of way.

UTILITIES: Water Source: Hallsdale-Powell Utility District
Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Knob Fork Creek

PRESENT PLAN DESIGNATION/ZONING: LI (Light Industrial) & LDR (Low Density Residential) / PC (Planned Commercial)

PROPOSED PLAN DESIGNATION/ZONING: PP/OS (Public Parks & Open Space) / OS (Open Space)

EXISTING LAND USE: Vacant land

PROPOSED USE: Public park

EXTENSION OF PLAN DESIGNATION/ZONING: No, but adjacent A-1 zoned property is developed with soccer fields

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Dwellings and vacant land / LDR, SLPA / A (Agricultural)
South: Rifle Range Dr. - Vacant land / LDR, SLPA / A (Agricultural) and PR (Planned Residential)
East: Soccer complex / PI / A-1 (General Agricultural)
West: Dwellings / LDR / A (Agricultural) and PR (Planned Residential) @ 1-3.7 du/ac

NEIGHBORHOOD CONTEXT: This area is developed with residential uses and public open space under A, A-1, RP-1, PR and R-1 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE PPOS (Public Parks/Open Space) sector plan designation.**

PPOS is the most appropriate plan designation for this large site that is proposed to be developed by Knox County as Tommy Schumpert Park.

▶ **APPROVE OS (Open Space) zoning.**

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.

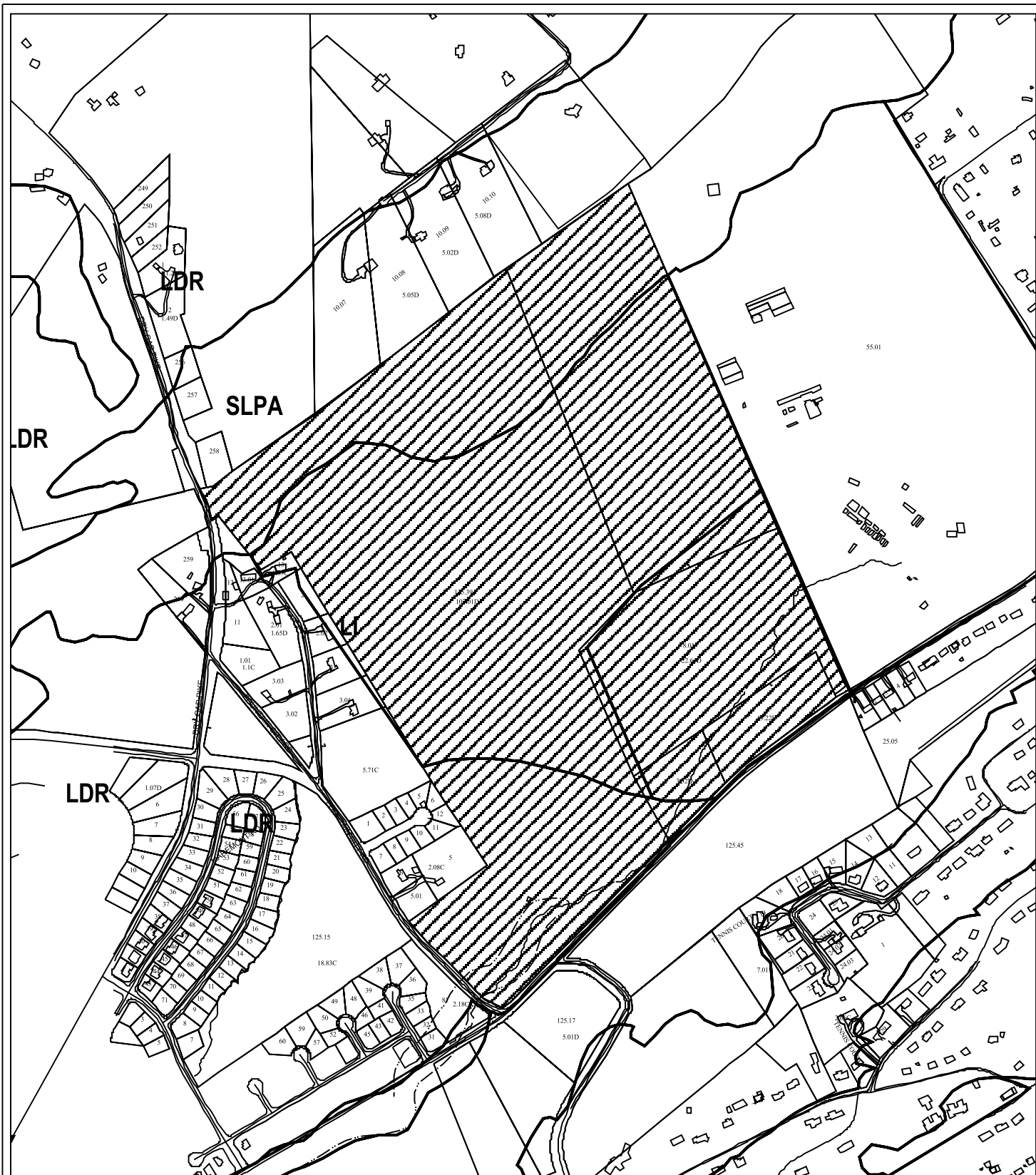
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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.

ESTIMATED TRAFFIC IMPACT: Not calculated.


ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/28/2008. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



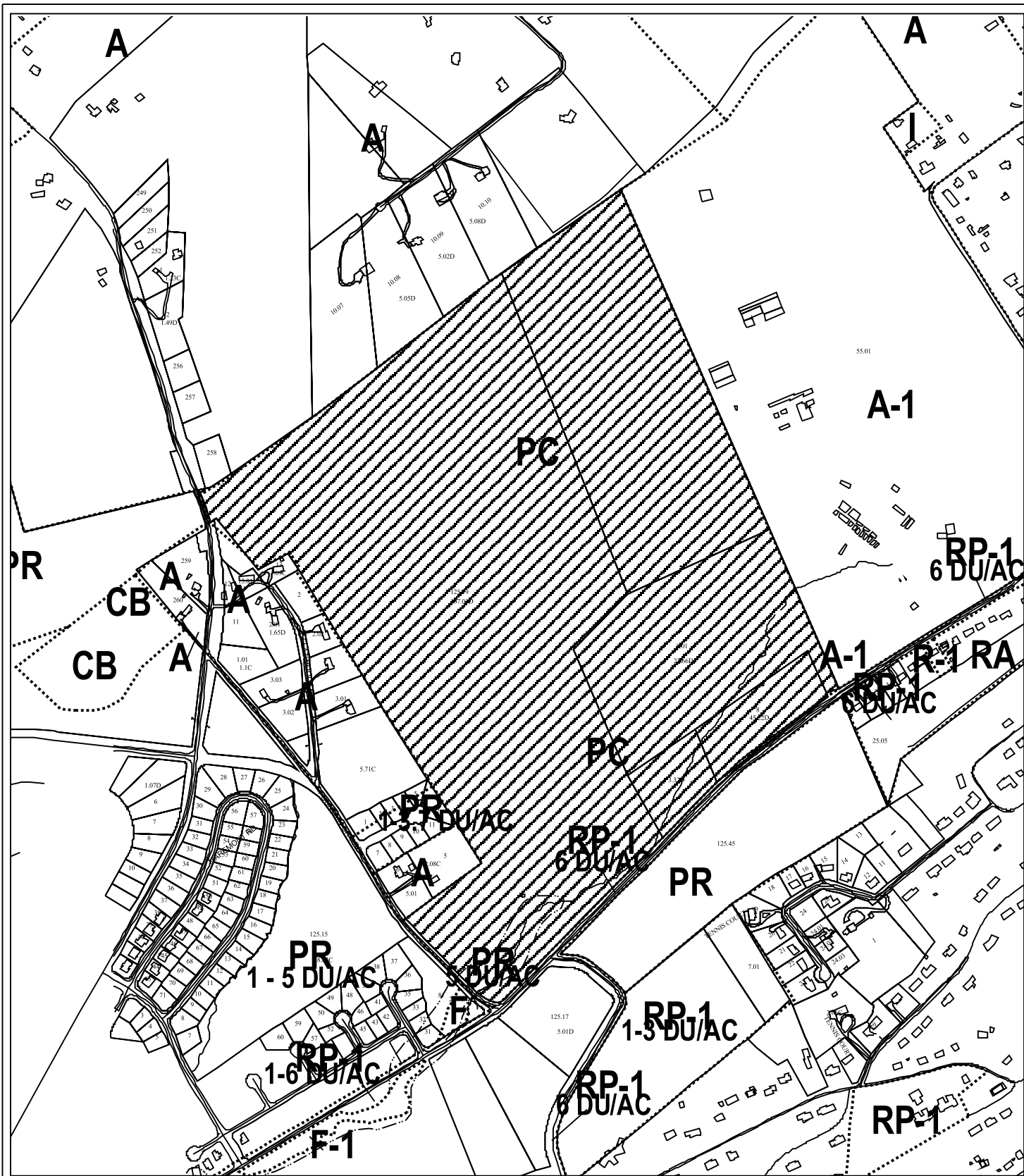
**12-K-07-SP/12-X-07-RZ
SECTOR PLAN AMENDMENT
NORTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Knox County /
Public Building Authority
Map No: 58
Jurisdiction: County

 From: LI (Light Industrial) & LDR (Low Density Residential)
To: PP/OS (Public Parks & Open Space)

Original Print Date: 12/04/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





12-X-07-RZ
REZONING



From: PC (Planned Commercial)
To: OS (Open Space)

Original Print Date: 11/26/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Knox County /
Public Building Authority

Map No: 58

Jurisdiction: County

