

▶ **FILE #:** 9-E-11-RZ

**AGENDA ITEM #** 27

**AGENDA DATE:** 9/8/2011

▶ **APPLICANT:** KNOXVILLE CITY COUNCIL

OWNER(S): City of Knoxville

TAX ID NUMBER: 121 J B 005.0 4 &005.10

JURISDICTION: City Council District 2

▶ **LOCATION:** East of S. Northshore Dr., southeast of Lyons View Pike

▶ **APPX. SIZE OF TRACT:** 28.32 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

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.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT ZONING:** O-2 (Civic and Institutional)

▶ **ZONING REQUESTED:** OS-2 (Park and Open Space)

▶ **EXISTING LAND USE:** Institutional, park, open space

▶ **PROPOSED USE:** Public park

EXTENSION OF ZONE: Yes, extension of OS-2 from all sides in the remainder of the park

HISTORY OF ZONING: Other City owned sites within Lakeshore Park were rezoned OS-2 in December 2010 (12-D-10-RZ).

SURROUNDING LAND USE AND ZONING: North: Active, public park / OS-2 (Park and Open Space District)

South: Active, public park / OS-2 (Park and Open Space District)

East: Active, public park / OS-2 (Park and Open Space District)

West: Active, public park / OS-2 (Park and Open Space District)

NEIGHBORHOOD CONTEXT: These sites are located within the larger Lakeshore Park at the intersection of Lyons View Pike and S. Northshore Dr.

**STAFF RECOMMENDATION:**

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

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 December 2010 (12-D-10-RZ), as a result of a request from the Knoxville City Council. Now that the City also owns these two subject properties, with the intent of continued park usage, Council has requested that OS-2 zoning also be placed on this additional 28.32 acres of land. To the best of staff's knowledge, the previous use of some of the buildings on

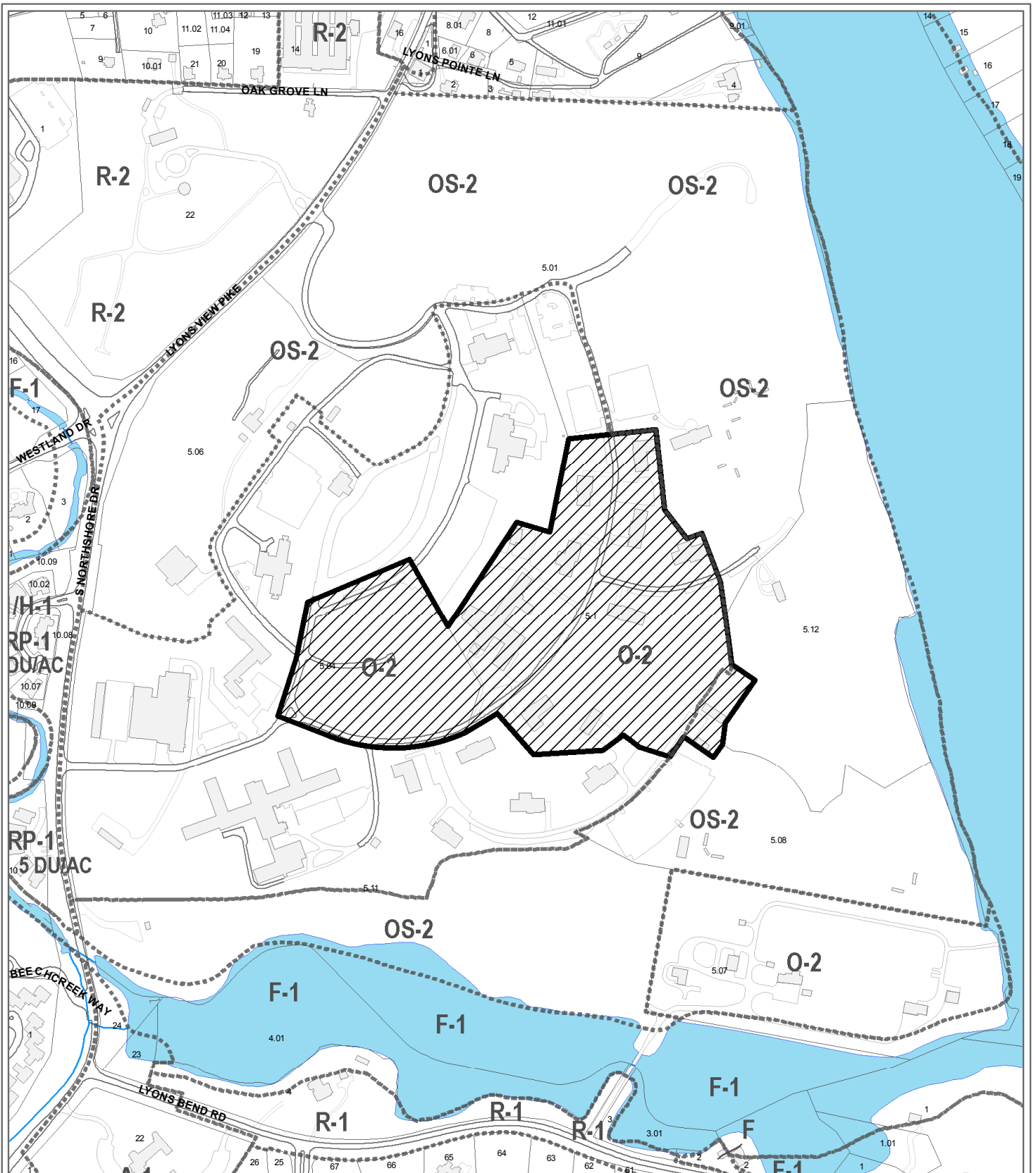
the subject property for mental health facilities has been discontinued. Most of the buildings appear to be vacant. OS-2 is an extension of zoning from all sides and is consistent with both the sector plan and One Year Plan proposals for the site.

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.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 10/4/2011 and 10/18/2011. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



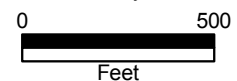
**9-E-11-RZ  
REZONING**

From: O-2 (Civic and Institutional)  
To: OS-2 (Park and Open Space)



Petitioner: Knoxville City Council

Map No: 121  
Jurisdiction: City



Original Print Date: 8/23/2011  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902