

▶ **FILE #:** 3-J-14-RZ

AGENDA ITEM #: 43

AGENDA DATE: 3/13/2014

▶ **APPLICANT:** METROPOLITAN PLANNING COMMISSION

OWNER(S): City of Knoxville

TAX ID NUMBER: 121 J B 5.01, 5.13 & 5.14 PORTIONS ZONED O-2

JURISDICTION: City Council District 2

STREET ADDRESS: 5904 Lyons View Pike

▶ **LOCATION:** Southeast side Lyons View Pike, east side S. Northshore Dr.

▶ **APPX. SIZE OF TRACT:** 54 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: Tennessee River and Fourth Creek

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

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

▶ **EXISTING LAND USE:** Lakeshore Park

▶ **PROPOSED USE:** Lakeshore Park

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).

SURROUNDING LAND USE AND ZONING: North: Residential / R-1 (Low Density Residential)

South: Tennessee River / F-1 (Floodway)

East: Tennessee River / F-1 (Floodway)

West: S. Northshore Dr. - Residential / RP-1 (Planned Residential)

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 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

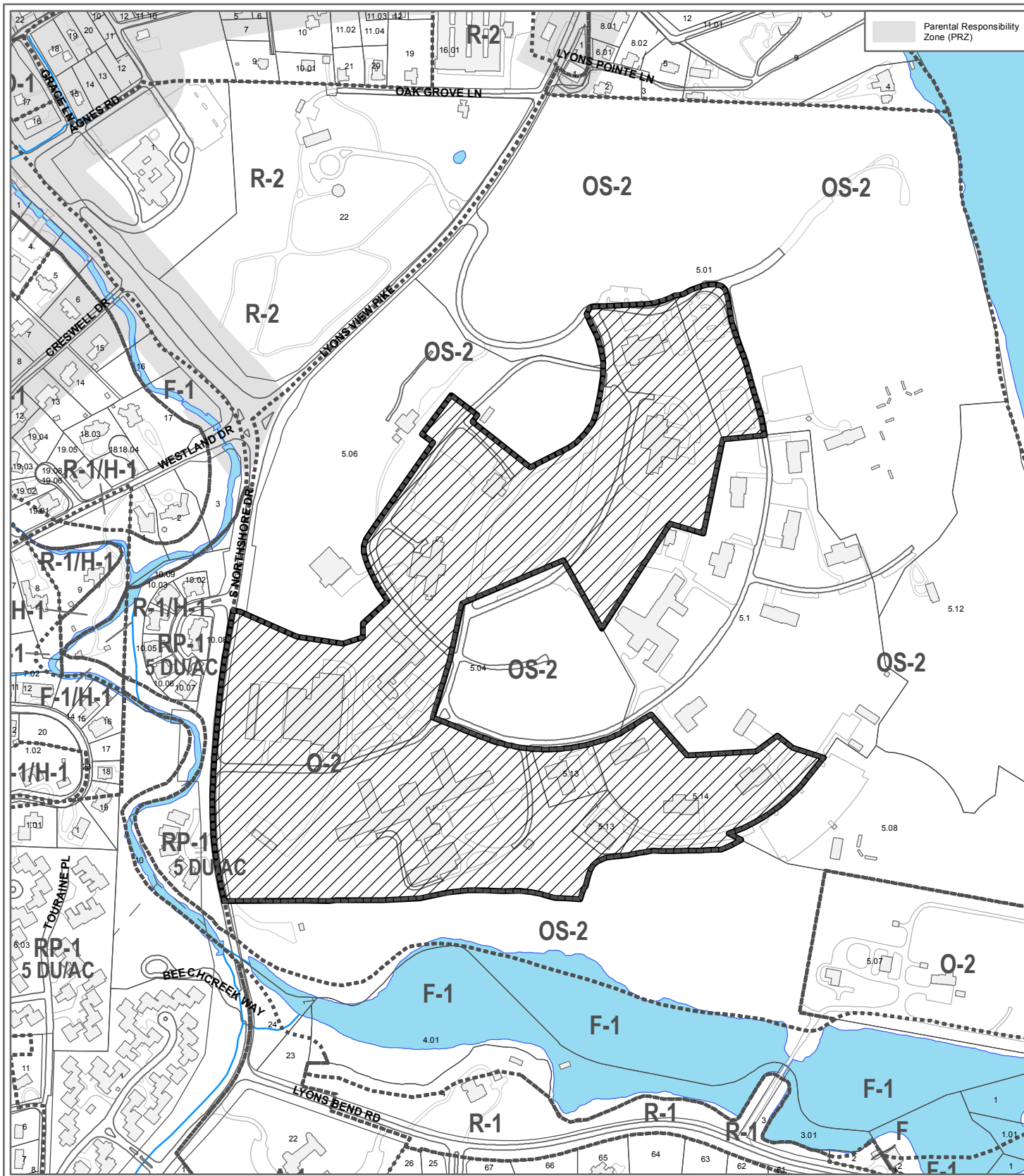
mental health facilities has been discontinued. Most of the buildings appear to be vacant. OS-2 is an extension of zoning from all sides and is consistent with both the sector plan and One Year Plan proposals for the site.

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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 4/15/2014 and 4/29/2014. 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.



**3-J-14-RZ
REZONING**

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



Original Print Date: 2/24/2014
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Metropolitan Planning Commission

Map No: 121
Jurisdiction: City

