

REZONING REPORT

▶ **FILE #:** 8-B-19-RZ

AGENDA ITEM #: 28

AGENDA DATE: 8/8/2019

▶ **APPLICANT:** SHERYL ELY / CITY OF KNOXVILLE PARKS & RECREATION

OWNER(S): City of Knoxville Parks & Recreation

TAX ID NUMBER: 109 K F 014 KF01401, KF002 AND NC001

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 1510 Taylor Road

▶ **LOCATION:** **Terminus of James White Parkway, south of Sevierville Pike, west side of E. Red Bud Road, northeast side of Cruze Road.**

▶ **APPX. SIZE OF TRACT:** 108.66 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN:

ACCESSIBILITY: Access is via the terminus of James White Parkway, a TDOT median divided 4-lane expressway, with a pavement width of 127' feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Baker Creek

▶ **PRESENT ZONING:** **RP-1 (Planned Residential) and R-1(Low Density Residential)**

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

▶ **EXISTING LAND USE:** **Right-of-Way, Public Park and Single Family Residential**

▶ **PROPOSED USE:** **Park**

EXTENSION OF ZONE: No.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential and multifamily residential - R-1

South: Public-quasi public and single family residential - R-2 and R-1

East: Agriculture/forestry/vacant - R-1 and R-1A

West: Single family residential, agriculture/forestry/vacant - R-1

NEIGHBORHOOD CONTEXT: The area is largely single family residential lots with some multifamily residential, adjacent to South Doyle Middle School and the Urban Wilderness.

STAFF RECOMMENDATION:

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

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 as 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.

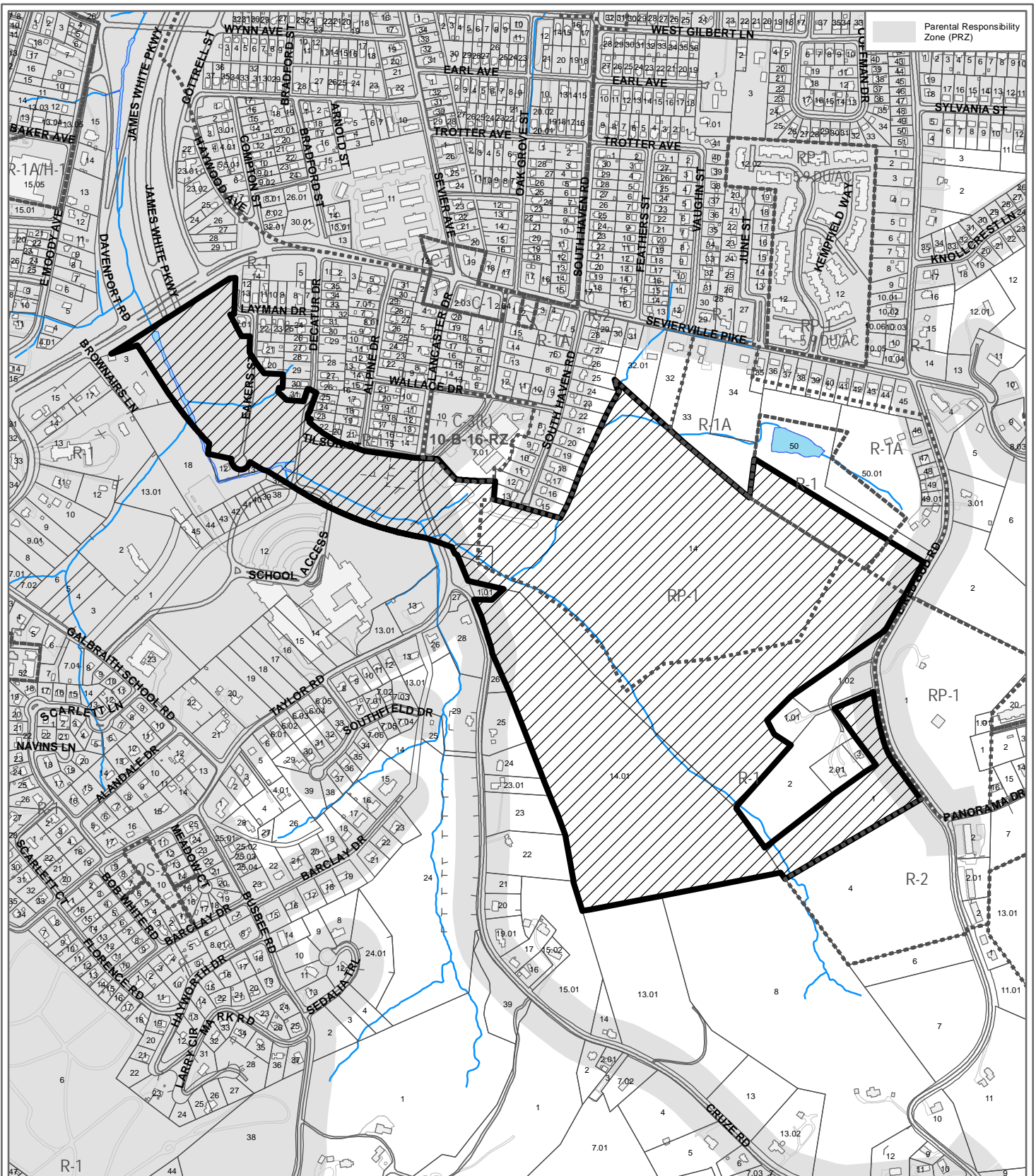
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/10/2019 and 9/24/2019. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.



**8-B-19-RZ
REZONING**

From: RP-1 (Planned Residential) & R-1 (Low Density Residential)

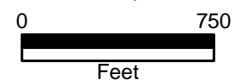
To: OS-2 (Open Space)



Petitioner: Ely / City of Knoxville Parks & Recreation, Sheryl

Map No: 109

Jurisdiction: City



Original Print Date: 7/15/2019

Revised: 7/25/2019

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
 Use on Review / Special Use

SUBDIVISION

- Concept Plan
 Final Plat

ZONING

- Plan Amendment
 Rezoning

JUNE 17, 2019
Date Filed

AUGUST 8, 2019
Meeting Date

8-B-19-RZ
File Number(s)



APPLICATION CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner Option Holder Project Surveyor Engineer Architect/Landscape Architect

SHERYL ELY CITY OF KNOXVILLE PARKS AND RECREATION
Name Company

5930 LYONS VIEW PIKE KNOXVILLE TN 37919
Address City State Zip

215-1704 SELY@KNOXVILLETN.GOV
Phone Email

CURRENT PROPERTY INFO

CITY OF KNOXVILLE 400 MAIN ST, 37902 215-1704
Owner Name (if different) Owner Address Owner Phone

1-1510 TAYLOR ROAD 1-109KF014
2-3908 CRUZER ROAD 2-109KF01901
3-0 REDBUD RD 3-109NC001
Property Address Parcel ID

SOUTH KNOXVILLE - TERMINUS OF JWP 1-73.92 AC
2-28.30 AC
3-6.44 AC
General Location Tract Size

R-1 PARK
Zoning District Existing Land Use

SOUTH PP
Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

DISTRICT 1 - STEPHANIE WELCH
Jurisdiction (specify district above) City Council County Commission

REQUEST

DEVELOPMENT

Development Plan Use on Review / Special Use

Residential Non-Residential

N/A

Home Occupation (specify): _____

Other (specify): _____

SUBDIVISION

Proposed Subdivision Name _____ Unit / Phase Number

Concept Plans in Planned District or Zone

Parcel Change

N/A

Combine Parcels Divide Parcel

Total Number of Lots Created: _____

Other (specify): _____

Attachments / Additional Requirements

ZONING

Proposed Property Use (specify) PARK Proposed Density (units/acre) Previous Rezoning Requests

Zoning Change Plan Amendment Change

OS-2
Proposed Zoning

PP

Proposed Plan Designation(s)

Other (specify): _____

STAFF USE ONLY

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat only*)
- Use on Review / Special Use (*Concept Plan only*)
- Traffic Impact Study

FEE 1:

NA

FEE 2:

FEE 3:

TOTAL:

Ø

AUTHORIZATION

Amy Brooks
Staff Signature

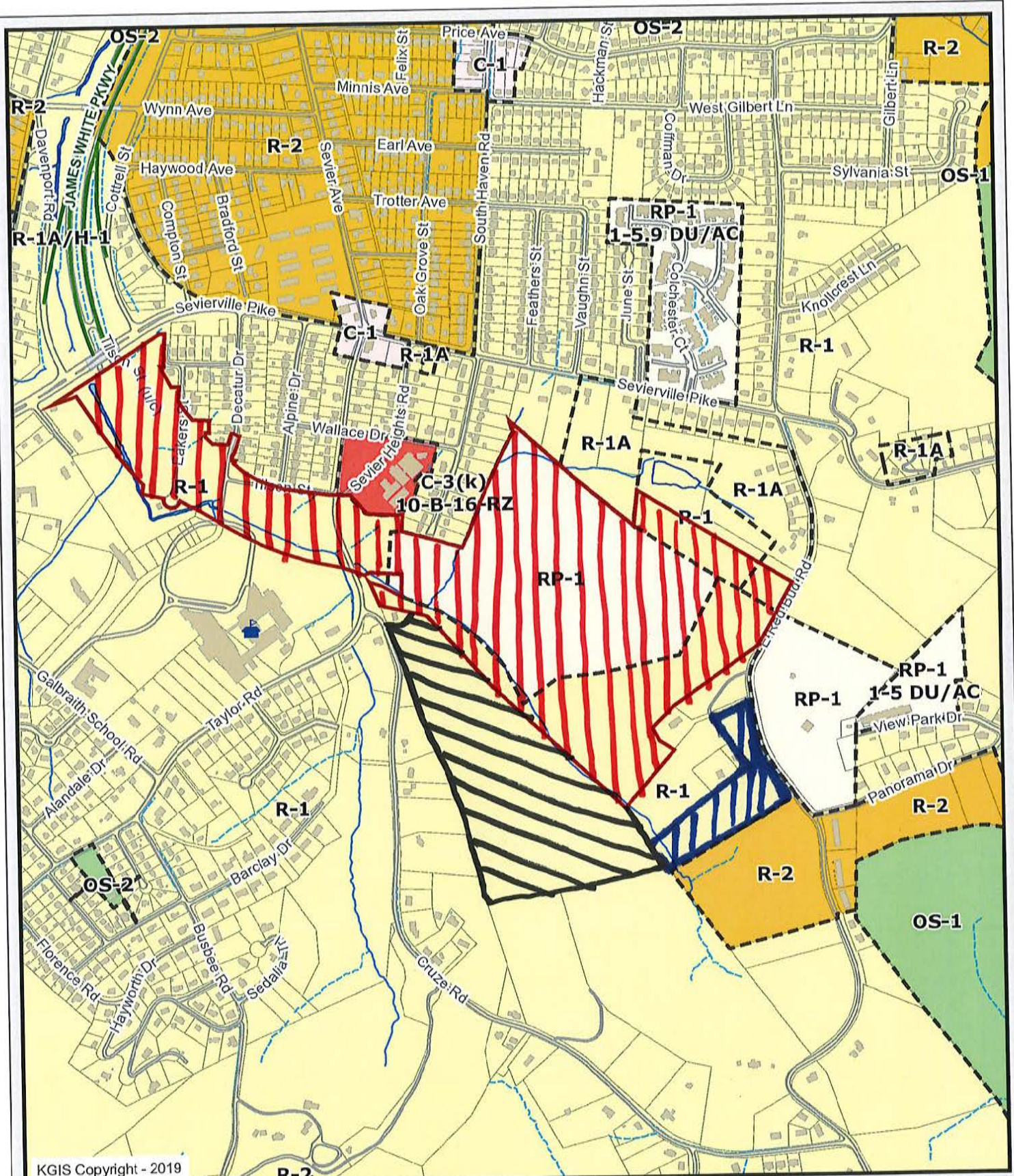
Amy Brooks
Please Print

6/17/19
Date

[Signature]
Applicant Signature

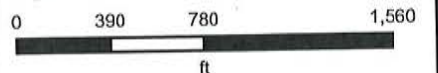
SHERYL ELY
Please Print

JUNE 17, 2019
Date



Knoxville - Knox County - KUB Geographic Information System

Printed: 6/17/2019 at 3:46:55 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

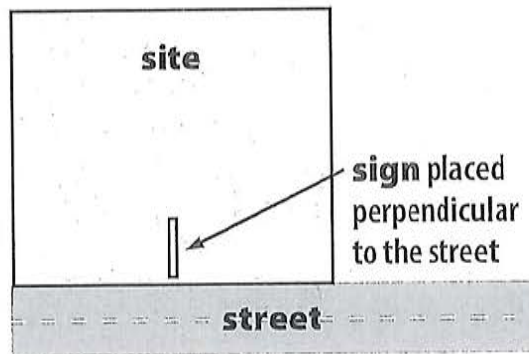
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

July 24th (Wed) and August 9th (Fri)
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

X Signature: *R. Montgomery*

Printed Name: City of Knoxville Parks & Recreation

Phone: 865-215-1704 Email: rmontgomery@knoxvilletn.gov

Date: 8-17-19

File Number: 8-B-19-RZ