

Topic:	Open Space Preservation
Resource Type:	Regulations
State:	Tennessee
Jurisdiction Type:	Municipal
Municipality:	City of Knoxville
Year (adopted, written, etc.):	1999
Community Type - applicable to:	Urban; Suburban
Title:	City of Knoxville Open Space Preservation District
Document Last Updated in Database:	April 13, 2017

Abstract

An Open Space Preservation District is established in the zoning code to provide areas in which the principal use of the land is devoted to open space and/or the preservation and protection of park and recreation lands, wilderness areas, beach and shoreline areas, scenic routes, wild and scenic rivers, historical and archaeological sites, watersheds and water supply areas, and wildlife and their habitats. Property classified under this district must meet the criteria set forth in the open space plan of the City of Knoxville and such property will be assessed under "The Greenbelt Law".

Resource

APPENDIX B ZONING REGULATIONS*
Article IV. Specific District Regulations

Sec. 1a. OS-1 open space preservation district.

A. General description. This open space preservation district is established to provide areas in which the principal use of land is devoted to open space and/or the preservation and protection of park and recreation lands, wilderness areas, beach and shoreline areas, scenic routes, wild and scenic rivers, historical and archeological sites, watersheds and water supply areas, hiking, cycling and equestrian trails and fish and wildlife and their habitats. Property classified under this district shall meet the criteria set forth in the open space plan approved by the City of Knoxville, and only property so zoned shall be considered as open space for the purposes of property assessment under the "Agricultural, Forest and Open Space Land Act of 1976," provided the other conditions for inclusion under the act are satisfied.

B. Permitted principal and accessory uses and structures. The following uses shall be permitted in the OS-1 open space preservation district:

1. The following agricultural uses: Horticulture, floriculture, forests and woods, home gardens, but not dairying, the commercial raising and maintaining of poultry and other livestock, feedlots, the raising of fur-bearing animals, fish or minnow hatcheries, riding academies, livery or boarding stables or dog kennels.

2. Single-family dwellings.

3. Park and recreation uses including: Parks, playgrounds, golf courses, cycling, hiking and equestrian trails, parkways, country clubs (excluding primary and accessory structures), hunting preserves, camps and resorts, fishing lakes, scenic routes, wild or scenic rivers or streams.

4. Conservation areas including: Watershed protection areas, public water supply points, lakes and reservoirs, wildlife management areas and significant natural areas.

5. Historic and archeological areas.

6. Accessory uses incidental to the primary use of the property when located on the same lot.

C. Uses permitted on review. The following uses may be permitted on review by the planning commission in accordance with provisions contained in article VII, section 5:

1. Multifamily dwellings at a maximum gross density of twelve (12) units per acre.

2. Marinas, subject to the requirements set forth in article V, section 3.F.

3. Commercial telecommunications towers.

D. Area regulations. All buildings shall be set back from the street right-of-way lines, and property lines to comply with the following yard requirements:

1. Front yard. The minimum depth of the front yard shall be fifty (50) feet.

2. Side yard. For single-story main and accessory structures side yards shall be no less than twenty (20) feet and an additional four (4) feet shall be provided on each side yard for each additional story or part thereof, for structures exceeding one (1) story.

3. Rear yard.

a. There shall be a rear yard for main buildings of not less than fifty (50) feet.

b. Unattached building of accessory use shall not be located closer to any rear lot line than twenty (20) feet.

4. Lot width. No lot shall be less than two hundred (200) feet wide at the building line.

5. Intensity of use. No parcel of land shall be reduced in area to provide separate lots or building sites containing less than three (3) acres.

6. Maximum lot coverage. All manmade structures or features, excluding earthwork which has been seeded or otherwise returned to its natural condition, shall cover not more than five (5) percent of the lot area.

E. Height regulations. No manmade structure or feature shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height, except as provided in article V, section 5 and section 6.

F. Offstreet parking. As regulated in article V, section 7.
(Ord. No. 6391, § 1, 7-26-77; Ord. No. 0-190-83, § 1(a)-(e), 11-8-83; Ord. No. 0-197-96, § 1, 7-2-96; Ord. No. 0-70-97, § 1, 2-25-97; Ord. No. 0-439-99, § 1, 10-19-99)