

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 1-A-04-UR                      **Related File Number:**  
**Application Filed:** 11/19/2003              **Date of Revision:**  
**Applicant:** WALLACE MCCLURE, JR., TRUSTEE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Southwest side Valley Hill Ln., northwest of Trent Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 143 E D 024                      **Jurisdiction:** County  
**Size of Tract:** 25000 square feet  
**Accessibility:** Access is via Valley Hill Ln., a local street with 50' of right of way and 25' of pavement width.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant lot  
**Surrounding Land Use:**  
**Proposed Use:** Revised development plan for 2 tennis courts on Lot 32, Lovell Hills,              **Density:**  
Unit 11  
**Sector Plan:** Southwest County              **Sector Plan Designation:** LDR and Slope Protection  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The subject property is located within Lovell Hills, a single family subdivision developed under PR zoning.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 643 Valley Hill Ln  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property was zoned PR in the late 1980's and the subdivision was developed in phases during the 1990's.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

No. of Lots Proposed:                      No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Michael Brusseau

**Staff Recomm. (Abbr.):** DENY the revised development plan for 2 tennis courts on Lot 32, Lovell Hills, Unit 11, in the PR zoning district.

**Staff Recomm. (Full):** Denial of this request is recommended because the topography of the lot is unsuitable for tennis courts, and tennis courts would be incompatible with the surrounding single family residential uses.

**Comments:** The applicant is proposing to build two tennis courts on a residential lot within Lovell Hills Subdivision. The lot was previously approved for a single family dwelling. Use on review approval is required to change the previous use on review approval for this lot only. This lot is the only one on Valley Hill Ln. and one of only a few lots in Lovell Hills Subdivision yet to be developed with houses.

At the January 8 MPC meeting, this request was postponed in order for the applicant to provide more information regarding this proposal. Also, the Planning Commission asked that a representative from the Lovell Hills Homeowners Association be present at the next meeting to express their opinion on this matter. Staff has now received a grading plan and a revised site plan with more detail from the applicant. The grading plan shows that approximately 80-90% of the site would have to be disturbed in order to create the two flat surfaces needed to build the tennis courts. The revised site plan now shows an 87' by 88' (7,656 square feet) concrete pad for the two courts. They also show possible chain link fences along the edges of the tennis courts and two retaining walls on the northeast and southwest corners.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The development of tennis courts on this lot would not be compatible with the surrounding single family residences on all sides. Noise impact, as well as the potential need for parking, lighting and fencing created by the tennis courts will negatively impact the adjacent residences.
2. The lot has severe slopes, which are unsuitable for the development of tennis courts. Substantial grading is required to create the two large flat surfaces required for tennis courts, as reflected on the grading plan, which shows about 80-90% of the site being disturbed. The grading required for a dwelling would likely be much less substantial.
3. The tennis courts would be much more appropriate if they were located in a pre-planned area designated as a recreational or common area. It is inappropriate to place the tennis courts on a lot which was intended and previously approved for a single family dwelling.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposal is not consistent with the general standards for uses permitted on review: The use is not in harmony with the general purpose and intent of the Knox County Zoning Ordinance. The use, in its proposed location, is not compatible with the character of the neighborhood. The use may significantly injure the value of adjacent property. The use could draw additional traffic through residential areas.
2. The plan does not meet the intent of the PR zoning district in the Knox County Zoning Ordinance.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Southwest County Sector Plan proposes low density residential uses for this area.
2. The site is located in the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

**MPC Action:** Approved **MPC Meeting Date:** 2/12/2004  
**Details of MPC action:** APPROVE the revised development plan for 2 tennis courts on Lot 32, Lovell Hills, Unit 11, in the PR zoning district.  
**Summary of MPC action:** APPROVE the revised development plan for 2 tennis courts on Lot 32, Lovell Hills, Unit 11, in the PR zoning district.  
**Date of MPC Approval:** 2/12/2004 **Date of Denial:** **Postponements:** 1/8/2004  
**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**  
**Date of Legislative Action:** **Date of Legislative Action, Second Reading:**  
**Ordinance Number:** **Other Ordinance Number References:**  
**Disposition of Case:** **Disposition of Case, Second Reading:**  
**If "Other":** **If "Other":**  
**Amendments:** **Amendments:**  
**Date of Legislative Appeal:** **Effective Date of Ordinance:**