

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-11-UR **Related File Number:**
Application Filed: 11/24/2010 **Date of Revision:**
Applicant: WATER ANGEL MINISTRIES, INC.

PROPERTY INFORMATION

General Location: South side of W. Fourth Ave., west of University Ave.
Other Parcel Info.:
Tax ID Number: 94 F D 018 & 019 **Jurisdiction:** City
Size of Tract: 12500 square feet
Accessibility: Access is via W. Fourth Ave., a local street with a 26' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Playground **Density:**
Sector Plan: Central City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located near the edge of an older established neighborhood just west of some mixed businesses located along the I-275 corridor.

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

Street: 1312 W Fourth Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a playground in the R-1A zoning district, subject to the following 3 conditions:

- Staff Recomm. (Full):**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
 3. Site lighting shall only be minimal lighting for security purposes. The basketball court shall not include lighting for night time use. Any lighting shall be directed away from adjoining residential property.

With the conditions noted above, this request meets all requirements for approval of a playground in the R-1A zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant, Water Angel Ministries, is requesting approval of a playground on property that is that is zoned R-1A (Low Density Residential) and is located on the south side of W. Fourth Ave., west of University Ave. While the applicant is leasing the church building located at the corner of W. Fourth Ave. and University Ave., they have purchased the two adjacent lots for the development of a playground area for the church. A playground or park can be permitted as a stand alone use in the R-1A zoning district through the use on review process.

The proposed playground facilities include a 30' x 48' play set area, a 16' x 21' concrete pad for 4-square and hop-scotch games, a 50' x 47' basketball half-court, and a 50' x 85' grassed play area. The grassed play area adjoins the residence located to the west. The playground property will be surrounded by black vinyl chain link fence with an access gate from the church property. The chain link fencing located in the required front yard cannot include any materials which impedes vision across such yard. Security lighting will be provided on the property but will not be designed for nighttime use of the basketball court. Any lighting shall be directed away from adjoining residential property.

The property for the playground consist of two 50' x 125' lots of record. Building permits are not required for the proposed playground facilities. Approval is required from the Knoxville Department of Engineering.

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

1. The request will have minimal impact on street traffic since this playground is designed for use by the church.
2. The request will not place any additional demand on schools.
3. Public utilities are in place to serve the site.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The current R-1A zoning of the property permits consideration of playgrounds as a use on review.
2. With the recommended conditions, the proposal is consistent with all requirements for the R-1A zoning district, as well as other criteria for approval of a use on review.
3. The proposed playground is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan and the Central City Sector Plan propose low density residential uses for the subject property.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 1/13/2011

Details of Action:

Summary of Action: APPROVE the development plan for a playground in the R-1A zoning district, subject to 3 conditions:

Date of Approval: 1/13/2011

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: