

# 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-M-15-UR

Related File Number:

Application Filed: 12/1/2014

Date of Revision:

Applicant: FARIS EID

## PROPERTY INFORMATION

General Location: South side of E. Baxter Av., north side of Caswell Av.

Other Parcel Info.:

Tax ID Number: 81 M T 005

Jurisdiction: City

Size of Tract: 5.42 acres

Accessibility: Access is via E. Baxter Av., a local street with a pavement width of 20' within a 40 wide right-of-way. Additional access is via Cassell/Irwin St. which are local streets with a pavement width of 20' within a 40 wide right-of-way

## GENERAL LAND USE INFORMATION

Existing Land Use: Boys and Girls Club

Surrounding Land Use:

Proposed Use: Boys and Girls Club expansion

Density:

Sector Plan: Central City

Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The site is located close to the southeastern boundary of Old North Knoxville. It is in close proximity to both Broadway and N. Central. There are some houses still located in the immediate vicinity of the site, however, the predominant use in the immediate area are various types of commercial enterprises.

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

Street: 407 Caswell Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General 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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the expansion of the Boys and Girls Club as shown on the development plan subject to 3 conditions

Staff Recomm. (Full):  
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance  
2. Obtaining any required variances from the Knoxville Board of Zoning Appeals  
3. Meeting all applicable requirements of the Knoxville Engineering Dept.

Comments: This plan calls for a major expansion to the existing Boys and Girls Club which will more than double the size of the facility. The new building will be a two story structure with two gymnasiums, a swimming pool and activities rooms on the first floor. The second floor will be primarily devoted to administrative functions. Demolition of one of the existing buildings and relocation of the tennis facility will be required to make way for an expanded parking lot. Due to the amount of impervious area that will be created by this expansion, there will be a requirement to provide a detention basin and to meet all of the other City stormwater regulations.

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

1. The proposal will have no impact on schools.
2. Limited additional traffic will be generated because most of the children are bused to this facility.
3. Public water and sewer utilities are available to serve the development.
4. Since the use is already in place, staff believes the expansion of the facility will have little or no additional impact on the surrounding area.

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

1. The proposed expansion is consistent with the general standards for uses permitted on review: The proposed development 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.
2. With approval of the needed variances, the plan meets all requirements of the R-2 zoning district and the general requirements for granting a use on review.

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

1. The Central City Sector Plan proposes traditional neighbor residential and recreation uses for this site.

Action: Approved

Meeting Date: 3/12/2015

Details of Action:  
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance  
2. Obtaining any required variances from the Knoxville Board of Zoning Appeals  
3. Meeting all applicable requirements of the Knoxville Engineering Dept.

Summary of Action: APPROVE the expansion of the Boys and Girls Club as shown on the development plan subject to 3 conditions

Date of Approval: 3/12/2015

Date of Denial:

Postponements: 1/8/2015-2/12/2015

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: