

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

Suite 403 • City County Building
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www.knoxmpc.org

File Number: 1-M-17-UR
Application Filed: 12/5/2016
Applicant: CITY OF KNOXVILLE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side of Howard Baker Jr. Ave., west of E. Hill Ave.
Other Parcel Info.:
Tax ID Number: 95 I B 00102, 095HD00402 & OTHER: PART OF 095IB00 **Jurisdiction:** City
Size of Tract: 2.6 acres
Accessibility: Access is via Howard Baker Jr. Ave., a major collector street with four lanes and a center median within 100' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: K-9 Training Facility for Knoxville Police Department and a Dog Park **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU - RC
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of civic/institutional uses and medium to high density residential uses under O-2 and R-3 zoning.

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

Street: 0 Howard Baker Jr. Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-2 (Civic and Institutional)
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 request for the K-9 Training Facility for the Knoxville Police Department and the dog park as shown on the development plan, subject to 8 conditions:

Staff Recomm. (Full):

1. The proposed governmental facility and dog park and any future expansion shall meet the area, height and off-street parking standards as required in the O-1 (Office (Office, Medical, and Related Services) zoning district.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Installation of all sidewalks as shown on the approved development plan subject to approval by the Knoxville Department of Engineering and meeting all applicable Americans with Disabilities Act (ADA) requirements.
4. Working with the Knoxville Department of Engineering on improving the vehicle queue length at the gated entrance to this facility.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Installation of landscaping as shown on the approved landscape plan within six months of the issuance of occupancy permit for this project.
7. Meeting all applicable requirements of the Knoxville Urban Forester.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the O-2 District.

Comments:

The applicant is proposing to develop a K-9 Training Facility for the Knoxville Police Department and a dog park at this 2.6 acre site located on the northwest side of Howard Baker Jr. Ave., west of E. Hill Ave. The site is located across the street from the Knoxville Police Department. Both of the uses are permitted uses within the O-2 (Civic and Institutional) zoning district. This request is only before the Planning Commission because of a provision in the ordinance that states that area, height and off-street parking standards are to be in accordance with the recommendations of the Planning Commission. After reviewing the request, staff is recommending that the standards as required in the O-1 (Office, Medical, and Related Services) zoning district would be appropriate for this development.

Action:

Approved

Meeting Date: 1/12/2017

Details of Action:

1. The proposed governmental facility and dog park and any future expansion shall meet the area, height and off-street parking standards as required in the O-1 (Office (Office, Medical, and Related Services) zoning district.
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Summary of Action:

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Date of Approval:

1/12/2017

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: