

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 10-C-08-UR

Related File Number:

Application Filed: 8/29/2008

Date of Revision:

Applicant: JIM DICKSON

PROPERTY INFORMATION

General Location: Northwest side of S. Northshore Dr., southwest side of Charlottesville Blvd.

Other Parcel Info.:

Tax ID Number: 162 PART OF 057.02

Jurisdiction: County

Size of Tract: 3.667 acres

Accessibility: Access is via S. Northshore Dr., a two lane minor arterial street with a 21' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: YMCA Facility

Density:

Sector Plan: Southwest County **Sector Plan Designation:** LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is located in an area that has experienced considerable residential development over the past few years under PR zoning.

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

Street: 12133 S Northshore Dr

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 rezoned to PR (Planned Residential) at a density of up to 2.5 du/ac by Knox County Commission on June 25, 2007.

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 the proposed YMCA facility subject to 9 conditions.

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Installing the on-site and off-site improvements outlined in the recommendations from the Jefferson Park and YMCA Property Traffic Impact Study, prepared by Wilbur Smith Associates and dated September 23, 2008 (see attached study), subject to approval by the Knox County Department of Engineering and Public Works. All improvements shall be in place prior to issuance of an occupancy permit for the YMCA building.
 3. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation
 4. All site landscaping shall be installed and maintained to preserve a sight distance of 500' along S. Northshore Dr. in both directions at the development entrance.
 5. Providing documentation to the Knox County Department of Engineering and Public Works for their review and approval on how the stormwater detention facilities for this site will be coordinated with the stormwater detention facilities for the Jefferson Park West Subdivision.
 6. All site lighting shall be deflected, shaded and focused away from all adjoining property. There shall be no lighting for night use of the outdoor basketball court.
 7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 8. Obtaining approval and recording a final plat for this site.
 9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review in the PR Zoning District.

Comments: The applicant is proposing to develop a YMCA facility on a 3.667 acre site located on the southwest side of the entrance for Jefferson Park West Subdivision. The site which is zoned PR (Planned Residential) is part of the property that was included in the concept plan for Jefferson Park West Subdivision. The Knox County Zoning Ordinance allows consideration of this type of use under the PR zoning. With the approval of the YMCA on this site, a revised concept plan will be required for Jefferson Park West Subdivision to address changes to the proposed street layout and drainage system in this area and re-evaluation of the remaining residential units/lots that would be allowed under the maximum density of 2.5 du/ac. The acreage that has been transferred for the YMCA cannot be used for density calculations for the subdivision.

The proposed development plan for the YMCA includes a building with approximately 24,200 square feet, a basketball court and parking lot. Access to the site will be directly off of S. Northshore Dr. at a location that is approximately 450' southwest of Charlottesville Blvd., the entrance to Jefferson Park West Subdivision. The site/parking lot layout also allows for a possible connection to the internal street layout for Jefferson Park West Subdivision. A pedestrian connection is also recommended. As previously stated, a revised concept plan is required for this area of the subdivision.

A traffic impact study update has been submitted evaluating the traffic impacts from Jefferson Park West Subdivision and the YMCA development. The study recommends both on-site and off-site improvements. One of the off-site improvements includes a northbound left-turn lane on S. Northshore Dr. at the development entrance. Staff has recommended a condition that the improvements be implemented, subject to approval by the Knox County Department of Engineering and Public Works.

The outdoor basketball court will not have any night lighting. The only proposed outdoor lighting will be in the parking lot. Site lighting shall be deflected, shaded and focused away from all adjoining property.

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

1. The proposed facility will have minimal impact on local services since utilities are available to serve this site.
2. The proposed YMCA facility is a compatible use with the adjoining detached residential subdivision with the recommended conditions. Since this proposed development will require a revision to the subdivision concept plan for this area, any future lot/home owners should be aware of the YMCA being a neighbor prior to purchase of the lot/home.
3. With the potential for an internal connection (pedestrian and vehicular) to Jefferson Park West Subdivision, residents of the subdivision would be able to use the facility without having to go out onto S. Northshore Dr.

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

1. The proposed YMCA facility meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed facility 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. With direct access to a minor arterial street, the proposed facility will not draw additional traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for low density residential use. The proposed YMCA with the mix of fitness and recreational facilities is a compatible use with the adjoining residential development and is consistent with the Sector Plan and PR zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 10/9/2008

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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Summary of MPC action:

APPROVE the development plan for the proposed YMCA facility subject to 9 conditions.

Date of MPC Approval:

10/9/2008

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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: