

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: 10-C-13-UR **Related File Number:**
Application Filed: 8/29/2013 **Date of Revision:**
Applicant: DIAMOND BASEBALL / CHRIS MALONE

PROPERTY INFORMATION

General Location: East side of Center Park Dr., south of Parkside Dr.
Other Parcel Info.:
Tax ID Number: 131 116.05 **Jurisdiction:** County
Size of Tract: 1.85 acres
Accessibility: Access is via Center Park Dr., a minor collector street with a 26' pavement width within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Parking lot
Surrounding Land Use:
Proposed Use: Indoor baseball training facility **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** O (Office)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located on the west side of Pellissippi Parkway (I-140), north of Kingston Pike and south of Parkside Dr. in an area that includes a mix of businesses that has developed primarily under PC (Planned Commercial) zoning.

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

Street: 208 Center Park Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
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 an indoor baseball training facility as shown on the development plan subject to 5 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
3. Prior to commencing any site grading or construction, trimming up the branches of the existing trees along the Center Park Dr. frontage to maximize sight distance from the existing entrance in both directions along Center Park Dr. The Knox County Department of Engineering and Public Works staff shall certify that the sight distance is acceptable prior to any site work.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Proposed signage subject to approval by the Planning Commission staff and the Knox County Sign Enforcement Inspector.

With the conditions noted above, this request meets the requirements of the PC zone and the other criteria for approval of a use on review.

Comments: The applicant is proposing an indoor baseball training facility at this site which is located on the east side of Center Park Dr. about midway between Kingston Pike and Parkside Dr. The proposed facility will have a building area of approximately 22,166 square feet. The site has an existing parking lot with 88 spaces that will be modified in the area along the building frontage to provide accessible parking spaces and landscaping. As revised, there will be 83 parking spaces which is one more than what is required for the proposed use.

The existing parking lot with 88 spaces received a use on review approval from the Planning Commission as an interim use on January 14, 1999. While the parking lot was to be used by a business across the street, it was not parking that was required by the Zoning Ordinance. The owner of the property has provided a letter stating that currently there are no lease or use agreements with any adjoining property owner for the use of the parking lot.

The Knox County Board of Zoning Appeals approved a variance to reduce the peripheral setback along the eastern property line from 50 feet to 15 feet on August 28, 2013.

The existing trees along Center Park Dr. need to be trimmed prior to any site work in order to maximize sight distance from the existing entrance in both directions along Center Park Dr.

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

1. Public water and sewer utilities are available in the area to serve this site.
2. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposal meets all requirements of the PC zoning district as well as the general criteria for approval of a use on review.
2. The proposed athletic training facility 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes office uses for the site. The property has been zoned PC (Planned Commercial), which allows the proposed use, since the early 1980's.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 10/10/2013

Details of Action:

Summary of Action: APPROVE the request for an indoor baseball training facility as shown on the development plan subject to 5 conditions.

Date of Approval: 10/10/2013 **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:**