

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: 11-A-08-UR **Related File Number:**
Application Filed: 9/30/2008 **Date of Revision:**
Applicant: CITY OF KNOXVILLE

PROPERTY INFORMATION

General Location: Southwest side of Knox Rd., southeast side of Maple Dr.
Other Parcel Info.:
Tax ID Number: 58 K D 008 **Jurisdiction:** City
Size of Tract: 0.9 acres
Accessibility: Access is via Maple Dr., a local street with a pavement width of 19' within a 40' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Skate park and recreational area **Density:**
Sector Plan: North City **Sector Plan Designation:** F & GC
Growth Policy Plan: Urban Growth Area
Neighborhood Context: Property in the area is zoned PC-1 and C-3 commercial, R-2 and R-1 residential and F-1 floodway. Development in the area consists of businesses to the east and north of the site. Dwellings are located on Maple Dr. west of the creek.

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

Street: 220 Knox Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential) / F-1 (Floodway)
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 request for a public park at this location as shown on the development plan subject to 5 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering
3. Meeting all applicable requirements of the Knoxville Stormwater Control Ordinance
4. Meeting all applicable requirements of the Knox County Health Dept.
5. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits

Comments: The City of Knoxville is proposing to develop a "skate park" at the corner of Knox Rd. and Maple Dr. The site is currently zoned R-2 residential and F-1 floodway. The site is currently vacant and contains a number of mature trees. The plan as presented maintains a number of the existing trees on the site. Land disturbance is limited to the northeastern portion of the property. First Creek forms the southwestern boundary of the site. The creek and its associated floodway will serve to buffer the residences on Maple Dr. from the impacts of the proposed park.

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

1. Public water and sewer utilities are available to serve the site.
2. As proposed the proposed park will have minimal impact on the existing infrastructure or nearby residences.

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

1. With the recommended conditions, the proposal meets all requirements of the R-2 and F-1 zoning districts as well as the general criteria for approval of a use-on-review.
2. The proposed development 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 substantial additional traffic through residential areas since the development is located on a collector street. 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 North City Sector Plan proposes stream protection uses for the site. The development as proposed complies with the Sector Plan and the current zoning of the site.
2. The site is located within the City of Knoxville on the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering
3. Meeting all applicable requirements of the Knoxville Stormwater Control Ordinance
4. Meeting all applicable requirements of the Knox County Health Dept.
5. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for

certification prior to obtaining any building permits

Summary of MPC action: APPROVE the request for a public park at this location as shown on the development plan subject to 5 conditions

Date of MPC Approval: 11/13/2008

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: