# **CASE SUMMARY**

## APPLICATION TYPE: USE ON REVIEW

File Number: 11-B-08-UR Related File Number:

**Application Filed:** 10/6/2008 **Date of Revision:** 

Applicant: CHRISTIAN ACADEMY OF KNOXVILLE



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### PROPERTY INFORMATION

General Location: South side Dutchtown Rd., west of N. Cedar Bluff Rd.

Other Parcel Info.:

Tax ID Number: 119 012 Jurisdiction: City

Size of Tract: 76 acres

Accessibility: Access to the proposed tennis courts would be from within the CAK campus, via Academy Way, a

private street with 26' of pavement width.

### GENERAL LAND USE INFORMATION

Existing Land Use: Cleared, graded level site

Surrounding Land Use:

Proposed Use: Addition of tennis courts to campus center building Density:

Sector Plan: Northwest County Sector Plan Designation: Public Institutional

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

Neighborhood Context: This site is located within the campus of the Christian Academy of Knoxville, which is zoned RP-1 and A-

1.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural) & RP-1 (Planned 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:** 

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## 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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for six tennis courts in the RP-1 and A-1 zoning districts, subject to 2

conditions:

Staff Recomm. (Full): 1. Meeting all requirements of the Knoxville Zoning Ordinance.

2. Meeting all applicable requirements of the City of Knoxville Engineering Department.

With the above conditions, this request meets all requirements for approval of a use on review in the

RP-1 and A-1 zones.

Comments: The applicant is proposing to develop six tennis courts on the site, as shown on the development plan. The site has already been cleared and graded. Sufficient parking is available adjacent to the site to

serve the development.

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

1. The proposed tennis courts will have minimal impact on local services since all utilities are in place to serve this site.

2. The proposed tennis courts are surrounded by the Christian Academy of Knoxville campus, including the football field and bleachers to the north. The parking is in place to serve the tennis courts.

3. It is staff's understanding that these tennis courts are to be used by the CAK tennis team and other students.

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

1. The proposed tennis courts, meet the standards for development within the RP-1 (Planned Residential) and A-1 (General Agricultural) zones, as well as all other requirements of the Zoning Ordinance

2. The proposed development 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.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes public institutional uses for the site, consistent with the use. The Knoxville One Year Plan designates this property medium density residential and open space uses, consistent with the zoning.

2. The site is located Urban Growth Area (within the City Limits of Knoxville) 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 requirements of the Knoxville Zoning Ordinance.

2. Meeting all applicable requirements of the City of Knoxville Engineering Department.

APPROVE the development plan for six tennis courts in the RP-1 and A-1 zoning districts, subject to 2 **Summary of MPC action:** 

conditions:

Date of MPC Approval: 11/13/2008 **Date of Denial:** Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

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# LEGISLATIVE ACTION AND DISPOSITION

Amendments:

Disposition of Case, Second Reading:

 Legislative Body:
 Knoxville City Council

 Date of Legislative Action:
 Date of Legislative Action, Second Reading:

 Ordinance Number:
 Other Ordinance Number References:

If "Other":

**Disposition of Case:** 

Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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