

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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www.knoxmpc.org

File Number: 11-D-01-UR **Related File Number:**
Application Filed: 10/4/2001 **Date of Revision:**
Applicant: CITY OF KNOXVILLE DEPARTMENT OF DEVELOPMENT
Owner:

PROPERTY INFORMATION

General Location: Southeast side of Drive D, northeast of Plum St.
Other Parcel Info.:
Tax ID Number: 123 I A 2 **Jurisdiction:** City
Size of Tract: 0.51 acre
Accessibility: Access is via Drive D, a local street with 19' of pavement and 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Park **Density:**
Sector Plan: South City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This neighborhood is developed with single family residential dwellings under R-1 zoning.

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

Street: 1116 Drive D
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family 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:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: MAB

Staff Recomm. (Abbr.): APPROVE the development plan for a park in the R-1 zone, subject to 5 conditions:

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
 3. Installing all landscaping, as shown on the development plan, within six months of issuance of building permits for the park equipment.
 4. Meeting all requirements of the City of Knoxville Arborist.
 5. Meeting all requirements of the Knox County Health Department.

With the conditions noted above, this request meets all requirements for approval in the R-1 zone, as well as other criteria for use on review approval.

Comments: The City of Knoxville is proposing to develop a small neighborhood pedestrian park which will feature a walking path, a half basketball court, a picnic shelter and children's playground equipment. The park is intended for daytime use only, so no lighting is proposed. No parking is provided on the site because the intended users of the park are the surrounding neighborhood residents. To prevent parking in the street, a no parking sign will be placed along the street. A large tree on the site will be preserved during construction. New tree plantings are shown along the perimeter of the site to provide a partial screen, but not so close together as to completely obstruct the view from surrounding properties. This will provide a sense of separation, while still providing the opportunity for surveillance of the activities occurring in the park. The park will provide a valuable amenity to the neighborhood and will be compatible as proposed.

MPC Action: Approved MPC Meeting Date: 11/8/2001

- Details of MPC action:
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
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Summary of MPC action: APPROVE the development plan for a park in the R-1 zone, subject to 5 conditions:

Date of MPC Approval: 11/8/2001 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: