

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: 12-C-05-UR **Related File Number:**
Application Filed: 11/7/2005 **Date of Revision:**
Applicant: SITE, INC.
Owner:

PROPERTY INFORMATION

General Location: South side Dutchtown Rd., northwest side Academy Way
Other Parcel Info.:
Tax ID Number: 119 PORTION OF 012 **Jurisdiction:** City
Size of Tract: 76.33 acres
Accessibility: Access is via Academy Way, a private local street with 26' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Parking areas and vacant land
Surrounding Land Use:
Proposed Use: Middle school, gym and campus center expansion **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Public Institutional
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This proposed expansions are to the existing middle school, gym and campus center buildings within the campus of the Christian Academy of Knoxville, which is zoned 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) and 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:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for a middle school and campus center expansion in the A-1 zoning district subject to 4 conditions:

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Department of Engineering.
 2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 3. Meeting all applicable requirements of the Knox County Health Department.
 4. Meeting all applicable parking requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the A-1 zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing to expand the existing middle school, gym and campus center on the campus of Christian Academy of Knoxville. In the A-1 zoning district, schools and associated uses require use on review approval by MPC. The building expansions require removal of 25-30 existing parking spaces, but the campus has an excess of parking available on the campus. On site visit by staff during school hours on a weekday, there were more empty spaces available than there were occupied spaces. Any future removal of parking spaces will require a campus-wide parking space count, employee/teacher count and building square footage survey to ensure that zoning ordinance parking requirements are being met.

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. The development will be accessed from Academy Way, which is a private street within the campus of the Christian Academy of Knoxville.
3. This request will have no impact on schools and minimal impact on adjacent properties. The proposed uses are compatible with the adjacent campus uses.

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

1. The proposal is consistent with all requirements of the A-1 zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial 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 Northwest County Sector Plan proposes public institutional uses for this site, consistent with the proposal.
2. The City of Knoxville One Year Plan proposes open space uses for this site, consistent with the proposal.
3. The site is located within the city limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 12/8/2005

Details of MPC action: 1. Meeting all applicable requirements of the Knoxville Department of Engineering.

2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Meeting all applicable parking requirements of the Knoxville Zoning Ordinance.

Summary of MPC action: APPROVE the development plan for a middle school and campus center expansion in the A-1 zoning district subject to 4 conditions:

Date of MPC Approval: 12/8/2005 **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:**