

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: 2-H-04-UR **Related File Number:**
Application Filed: 1/12/2004 **Date of Revision:**
Applicant: STONEBLACK INC., DBA PUMP IT UP
Owner:

PROPERTY INFORMATION

General Location: Southeast side Deane Hill Dr., southwest side Royal Crown Dr.
Other Parcel Info.:
Tax ID Number: 121 A B 001 **Jurisdiction:** City
Size of Tract: 5.66 acres
Accessibility: Access is via Deane Hill Dr., a collector street with a pavement width of 21' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant warehouse
Surrounding Land Use:
Proposed Use: Private commercial athletic facility **Density:**
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Property in the area is zoned O-1 office and I-2 industrial. Development in the immediate area consists of offices, warehousing, a religious community center and the Baum Drive Industrial Park.

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

Street: 6612 Deane Hill Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for an indoor commercial athletic as shown on the development plan subject to 2 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance. 2. Meeting all applicable requirements of the Knoxville Engineering Dept.

Comments: The applicants are proposing an indoor commercial athletic facility. The proposed location is in a vacant warehouse. This will be a private facility that will be available for prescheduled play and exercise for children. These exercise periods are supervised by trained individuals. The capacity will be able to accommodate up to 50 children at one time.

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

- 1. The proposed commercial athletic facility will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed commercial athletic facility is consistent in use with the surrounding low intensity commercial and office uses.

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

- 1. The proposed commercial athletic facility meets the standards for development within an I-2 (Restricted Manufacturing) district and all other requirements of the Zoning Ordinance.
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 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 West City Sector Plan identifies the property for commercial use. The proposed development is consistent with the Sector.

MPC Action: Approved

MPC Meeting Date: 2/12/2004

Details of MPC action: 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance. 2. Meeting all applicable requirements of the Knoxville Engineering Dept.

Summary of MPC action: APPROVE the request for an indoor commercial athletic as shown on the development plan subject to 2 conditions

Date of MPC Approval: 2/12/2004

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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: