

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: 3-J-07-UR **Related File Number:**
Application Filed: 2/12/2007 **Date of Revision:**
Applicant: ULTIMATE MEGA PARTIES, LLC

PROPERTY INFORMATION

General Location: South side of Washington Pk., southeast of New Harvest Ln.
Other Parcel Info.:
Tax ID Number: 59 009 **Jurisdiction:** City
Size of Tract: 2.77 acres
Accessibility: Access is via Washington Pk., a minor arterial street with a pavement width of 24' within a 70' wide right-of-way at this location.

GENERAL LAND USE INFORMATION

Existing Land Use: Warehouse - vacant
Surrounding Land Use:
Proposed Use: Private commercial athletic facility **Density:**
Sector Plan: North City **Sector Plan Designation:** LI (Light industrial)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Zoning in the area consists of C-6 and PC-1 commercial, I, I-2 and I-3 industrial and R-1 residential. Target and Kohls are the two largest uses in the immediate vicinity. The site is located within a development that contains a number of office/warehouse uses.

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

Street:
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: The property was I-2 at the time it was annexed into the City in 1995

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 an indoor commercial athletic facility for up to fifty children at a time as shown on the development plan subject to 3 conditions

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Provision of a minimum of 17 off street parking spaces.
3. 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: 3/8/2007

Details of MPC action:
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Provision of a minimum of 17 off street parking spaces.
3. Meeting all applicable requirements of the Knoxville Engineering Dept.

Summary of MPC action: APPROVE the request for an indoor commercial athletic facility for up to fifty children at a time as shown on the development plan subject to 3 conditions

Date of MPC Approval: 3/8/2007

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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: