

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: 4-F-06-UR
Application Filed: 3/9/2006
Applicant: STARZ ELITE
Owner:

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side of Dutch Valley Dr, southwest side of The Hague
Other Parcel Info.:
Tax ID Number: 69 J C 025 **Jurisdiction:** City
Size of Tract: 10.45 acres
Accessibility: Access is via Appalachian Way, a private street with a 30' pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial complex
Surrounding Land Use:
Proposed Use: Cheerleading & Tumbling Center **Density:**
Sector Plan: North County **Sector Plan Designation:** LI
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This neighborhood has developed as an office, warehouse and distribution area with some residential uses.

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

Street: 4151 Appalachian Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the request for a cheerleading and tumbling center in the I-3 zoning district subject to the following 5 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Adhering to all attached plans as submitted by the applicant.
4. Receiving the necessary variance for a parking space reduction from the Knoxville Board of Zoning Appeals.
5. Hours of operation are limited 10:00 a.m. to 10:00 p.m, Monday through Sunday.

With the conditions noted above, the request meets all requirements for approval of a cheerleading and tumbling center in the I-3 zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is requesting approval of a cheerleading and tumbling center. Their current facility (Starz Elite) is operating out of the Black Oak Shopping Center in Halls. They have outgrown this space and are seeking to relocate their facility to Appalachian Way. Public, private and commercial athletic facilities, including facilities for training and instruction, are listed as a use permitted on review in the I-3 zoning district.

The applicant is proposing to occupy 15,000 square feet of the commercial park complex. The facility will be open from 10:00 a.m. to 8:30 p.m. Monday through Sunday. There will be minimal use of this facility during the weekdays. The majority of students will be arriving to the facility after 4:00 p.m. during the week and throughout the day on the weekends. The maximum number of students attending evening classes is 50, and there will be a maximum number of 9 employees present at one time.

The applicant is requesting a variance from the Knoxville Board of Zoning Appeals to reduce the required number of parking spaces from 240 to 205. According to Knoxville Building Inspection, since the property is located in an I-3 complex containing multiple units, parking is calculated by the total area of the commercial complex and the design capacity of the facility (1 parking space per 15 square feet divided by 3, plus additional parking provided for instructors). There are currently 80 parking spaces surrounding the proposed location of the facility. Upon review of similar gym facilities, the hours of operation and the fact that many students will be dropped off, staff believes that the facility has plenty of parking to accommodate this use.

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

1. The request will not place additional demands on schools.
2. Street traffic will increase on Dutch Valley Drive, but will have a minimal impact due to the fact this is a minor arterial, and can handle additional traffic flow.
3. Public water and sewer utilities are in place to serve the site.
4. During the facility's peak hours of operation, most of the other tenants in the industrial complex will be closed. This will help reduce the facility's impact on neighboring tenants.

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

1. The proposal is consistent with all requirements for the I-3 zoning district, as well as other criteria for approval of a use on review.
2. The proposed cheerleading and tumbling center is consistent with the following standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas.

COMFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan and North City Sector Plan proposed Light Industrial uses for the subject property.
2. The current I-3 zoning of the property permits consideration of public, private and commercial athletic facilities for training and instruction.

MPC Action: Approved

MPC Meeting Date: 4/13/2006

- Details of MPC action:**
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With the conditions noted above, the request meets all requirements for approval of a cheerleading and tumbling center in the I-3 zoning district, as well as other criteria for approval of a use on review.

Summary of MPC action: APPROVE the request for a cheerleading and tumbling center in the I-3 zoning district subject to the following 5 conditions:

Date of MPC Approval: 4/13/2006

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:

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: