

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 multi-use/soccer fields and parking for private school, in the A zoning district, subject to 7 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and City of Knoxville Engineering Department.
3. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
4. Meeting all applicable requirements of the Knox County Health Department.
5. A plat must be submitted and recorded to combine the two subject parcels into one lot of record, prior to certification of plans.
6. A permit from TDEC, must be submitted and approved by Knox County Engineering and Public Works prior to certification of plans.
7. A road profile for the driveway and horizontal curves, must be submitted and approved by Knox County Engineering and Public Works and/or Knoxville Department of Engineering prior to certification of plans.

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

Comments: The applicant is proposing to develop a multi-use/soccer field and a parking area on the subject parcels. The development will be an added athletic facility on the campus of Webb School of Knoxville. The adjacent Webb School campus is within the city limits of Knoxville and zoned O-1. Some review may be required by the Knoxville Department of Engineering for the access road connecting Webb School Ln. to this development. The engineer has indicated that the proposed access drive to Webb School Ln. will eventually line up with the adjacent road on the southwest side of the street, which is scheduled for realignment. The applicant is expected to follow through with this plan and meet all sight distance requirements and other applicable requirements of the Knoxville Department of Engineering.

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

1. Public water and sewer is available to serve the site.
2. The development will be accessed from Webb School Ln. rather than from Manis Ln., reducing the impact on adjacent residential development, and incorporating the property into the Webb School campus.
3. This request will have no impact on schools and minimal impact to adjacent properties. The planting plan shows proposed landscaping and trees around the site, to provide screening and aesthetic quality. The plans indicate that no lighting is intended for the field, which reduces impact to residential properties from glare and night time usage of the facility. The only proposed lighting is in the parking area, for security reasons.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposal is consistent with all requirements of the A 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 low density residential uses for this property. However, the proposal is consistent with the A zoning of the property.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 4/14/2005

- Details of MPC action:**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
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Summary of MPC action: APPROVE the development plan for multi-use/soccer fields and parking for private school, in the A zoning district, subject to 7 conditions:

Date of MPC Approval: 4/14/2005

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: