

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 5-D-23-UR **Related File Number:**
Application Filed: 3/28/2023 **Date of Revision:**
Applicant: STRAWBERRY PLAINS PIKE PICKLEBALL, LLC

PROPERTY INFORMATION

General Location: Northwest side of Strawberry Plains Pike, northeast of Wooddale Church Rd, southwest of S Wooddale Rd

Other Parcel Info.:

Tax ID Number: 73 014.03 **Jurisdiction:** County

Size of Tract: 6.42 acres

Accessibility: Access is via Strawberry Plains Pike, a minor arterial street with a 25-ft pavement width within a 100-ft to 105-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Indoor pickleball facility **Density:**

Sector Plan: East County **Sector Plan Designation:** MU-SD (Mixed Use Special District), ECO-2; HP (H

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This property is surrounded by single family residential and agricultural properties among forest. Nearby to the southwest is a commercial node on Strawberry Plains Pike as it intersects with I-40.

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

Street: 7729 STRAWBERRY PLAINS PIKE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: A request to rezone the property from A (Agricultural) to PR (Planned Residential) was withdrawn in 2021. (10-O-21-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District), ECO-2; HP (Hillside Protection)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the request for an indoor pickleball facility with an approximately 14,600 square foot floor area, subject to 3 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.
3. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.

With the conditions noted above, this request meets all requirements for approval in the A (Agricultural) zone, as well as the criteria for approval of a use on review.

Comments: This proposal is for an indoor pickleball facility with six courts. Operating hours would be 7 AM to 9 PM, Monday through Friday.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2). The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

- 1) THE USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.
 - A. The East County Sector Plan's land use classification for this area is MU-SD, ECO-2 (Mixed Use - Special District, Brakebill Road Area). This classification describes how the area can be developed more intensively, given its close proximity to the Strawberry Plains Pike/I-40 Interchange.
 - B. The General Plan's development policy 10.6 values the provision of recreational amenities by promoting site design flexibility for such uses.
 - C. The East County Community Plan identifies the Brakebill Road area as a development corridor where it is reasonable to expect non-residential growth. This plan emphasizes growth that respects the area's traditions and natural, rural and historic features. Special attention was paid to the design of the indoor pickleball facility to ensure it maintained a rural aesthetic in its barn-style architecture and muted color scheme, as shown in the context images (Exhibit A).

- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE
 - A. The A (Agricultural) zone is intended for agricultural, residential and other compatible uses that generally require large areas or open space.
 - B. The A zone permits consideration of sports playing fields as well as indoor paintball/airsoft ranges through the use on review process (Article 5.22.03.O). The proposed pickleball courts generally fit within the definition of a commercial sports playing field, though it is an indoor facility. Indoor recreation can be considered in the A zone, as demonstrated by the use on review status of indoor paintball/airsoft ranges.
 - C. Article 4.94 lists use on review requirements for a sports playing field. Although these requirements are designed for outdoor fields where there is potential for more nuisance with light and noise, the plans for the pickleball facility generally meet these requirements.
 - D. The sports playing field requirements include a 50-ft natural or landscaped periphery boundary for playing fields, equipment, off-street parking and accessory structures where the site abuts a zone permitting residential use. The Planning Commission may reduce this setback down to the minimum permitted in the subject property's zone. The site plan shows that the main building is set back 60 ft from the eastern side lot line where it abuts a property with a residence, though there is a gravel driveway and enclosed dumpster located 35 ft from that lot line. Natural vegetation would remain in the northeast corner of the developed area, and a Type A landscape screen with two rows of evergreen trees is proposed where there is no existing vegetation. Given the indoor and thereby less intensive

nature of the proposed use, this periphery boundary is deemed sufficient.

E. The sports playing field guidance in Article 4.94 leaves parking requirements at the discretion of the Planning Commission, and the off-street parking requirement for a commercial recreation use in Article 3.5 is 1 space per 3 patrons. There will be 6 pickleball courts in the building, each with a maximum of 4 players. The 51 spaces provided will be ample parking for active and waiting players, staff and potential spectators.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. Highway commercial zoning is located approximately a quarter-mile to the southwest on Strawberry Plains Pike, and buildings in that node are comparable in size to the proposed single-story 14,600 square foot facility.

B. The building is similar to in scale and appearance to an agricultural warehouse, which would be permitted by right in the A zone.

C. The front of the development will have a Type C landscape screen with evergreen trees.

D. The scale, size and character of the proposed use is compatible with the area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed indoor pickleball facility would provide a recreational amenity to surrounding residents in a manner that does not cause undue noise or light pollution. The building design, the forest preservation and the landscaping help maintain the rural character of the area. The use is not anticipated to injure the value of adjacent property.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Strawberry Plains Pike, it is a minor arterial street intended for intra-community through traffic.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. The proposal incorporates on-site stormwater management, which has been preliminarily reviewed by Knox County Engineering and Public Works. A more thorough review of best management practices will be conducted at the time of permitting to ensure the stream running through the property is properly accommodated.

Action: Approved with Conditions **Meeting Date:** 5/11/2023

Details of Action:

Summary of Action: Approve the request for an indoor pickleball facility with an approximately 14,600 square foot floor area, subject to 3 conditions.

Date of Approval: 5/11/2023 **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: **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:**