

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: 5-F-07-UR

Related File Number:

Application Filed: 4/2/2007

Date of Revision:

Applicant: LIFE SAVERS, INC. / CITY OF KNOXVILLE PARKS & RECREATION DIVISION

PROPERTY INFORMATION

General Location: Northeast side of Pickering St., southeast of Wimpole Ave.

Other Parcel Info.:

Tax ID Number: 82 L E 037 & 038

Jurisdiction: City

Size of Tract: 0.57 acres

Accessibility: Access is via Pickering St., a minor collector street with a 17' pavement width within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant residences

Surrounding Land Use:

Proposed Use: Neighborhood recreational facility

Density:

Sector Plan: East City

Sector Plan Designation: LDR

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This site is located in a low to medium density residential area that has developed under R-1 and R-1A zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)

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:

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 neighborhood recreational facility in a R-1 (Low Density Residential) zoning district, subject to the following 6 conditions:

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 2. Providing required parking or obtaining a variance from the Knoxville Board of Zoning Appeals.
 3. Meeting all applicable requirements of the City of Knoxville Building and Inspection Division regarding the use of the existing structures.
 4. Repairing or rebuilding the fence located around the proposed play area.
 5. Meeting all applicable requirements of the Knox County Health Department.
 6. Meeting all applicable requirements of the Knoxville Fire Marshall.

With the conditions noted, this request meets the requirements for approval of a use-on-review in the R-1 zoning district.

Comments: Life Savers, Inc., a non-profit organization, is partnering with the City of Knoxville Parks and Recreation Division in this request for a neighborhood recreational facility to be located on Pickering St. The property is zoned R-1 and recreational facilities are a use on review in the R-1 zoning district.

The applicants are proposing to provide indoor and outdoor recreational activities for neighborhood children and adults. They anticipate to serve an enrollment of up to 40 children and adults. There are two existing dwellings located on the property that are proposed to be converted into an office and an indoor activity area. Both structures appear to require significant repair. The applicant will be required to demolish the existing structures or bring them up to current building code requirements enforced by the City of Knoxville.

According to the City of Knoxville Building and Inspections Division, the applicant will be required to provide a minimum of 25 parking spaces to serve the proposed use. Since the proposed use will primarily cater to neighborhood residents who will walk to the facility, staff would support a variance to reduce the required number of parking spaces if they are unable to meet the requirement.

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

1. The request will have a minimal impact on street traffic since this facility will serve mainly neighborhood residents who will walk to the facility.
2. The request will not place any additional demand on schools.
3. Public water and utilities are in place to serve the site.

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

1. The proposal is consistent with all requirements for the R-1 zoning district, as well as other criteria for approval of a use on review.
2. The proposed neighborhood recreational facility is consistent with the following general 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan and the East City Sector Plan propose low density residential uses for the subject property.
2. The current R-1 zoning of the property permits consideration of recreational facilities as a use on

review.

MPC Action:

Approved

MPC Meeting Date: 5/10/2007

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Providing required parking or obtaining a variance from the Knoxville Board of Zoning Appeals.
3. Meeting all applicable requirements of the City of Knoxville Building and Inspection Division regarding the use of the existing structures.
4. Repairing or rebuilding the fence located around the proposed play area.
5. Meeting all applicable requirements of the Knox County Health Department.
6. Meeting all applicable requirements of the Knoxville Fire Marshall.

With the conditions noted, this request meets the requirements for approval of a use-on-review in the R-1 zoning district.

Summary of MPC action:

APPROVE the request for a neighborhood recreational facility in a R-1 (Low Density Residential) zoning district, subject to the following 6 conditions:

Date of MPC Approval:

5/10/2007

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:

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: