

# 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-08-UR                      **Related File Number:**  
**Application Filed:** 4/7/2008              **Date of Revision:**  
**Applicant:** JOHNSON ARCHITECTURE, INC./ KNOXVILLE CATHOLIC HIGH SCHOOL

## PROPERTY INFORMATION

**General Location:** North side of Fox Lonas Rd., west of N. Cedar Bluff Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 119 001.01                      **Jurisdiction:** City  
**Size of Tract:** 42.9 acres  
**Accessibility:** Access is Fox Lonas Rd., a minor collector street with three lanes of traffic in this area.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Knoxville Catholic High School  
**Surrounding Land Use:**  
**Proposed Use:** Expansion of field house and training facility at Knoxville Catholic High School      **Density:**  
**Sector Plan:** Northwest County      **Sector Plan Designation:** PI  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** The school site is located in an area with a mix of institutional, recreational and residential development.

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

**Street:** 9245 Fox Lonas Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (Planned 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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the amendment to the master plan for Knoxville Catholic High School for the expansion of the field house/training facility building including the reduction of the peripheral setback as shown on the development plan, subject to 5 conditions

- Staff Recomm. (Full):
1. This revision to the Master Plan and the reduction of the peripheral setback is only for the field house/training facility building.
  2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  3. Compliance with the City of Knoxville's stormwater standards as may be required by the Knoxville Engineering Division.
  4. Meeting all applicable requirements of the Knoxville Engineering Division.
  5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval in the RP-1 (Planned Residential) zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is requesting an amendment to the Master Plan for Knoxville Catholic High School that was originally approved by the Planning Commission on May 8, 1997 and modified on April 12, 2007. While the approved Master Plan showed an addition to the athletic field house, recent growth in the school's athletic programs has necessitated a re-evaluation of the facility and a redesign to accommodate present and future needs.

In the redesign of the field house/training facility building, the applicant has shown an encroachment into the required 25' peripheral setback in order to avoid an impact on the existing soccer field. The majority of the building will be 16' to 22' from the property line. At one corner of the property the building will only be 5' from the property line. The Knoxville Zoning Ordinance allows the Planning Commission to consider and approve a reduction of the required setback in the RP-1 District. A letter from the applicant outlining their reasons for the setback reduction has been attached. Since the proposed building expansion adjoins a tennis facility and telecommunications tower site, Staff sees no negative impact from the setback reduction and is recommending approval.

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed plans for expansion of the field house and training facility will have minimal impact on the adjoining uses considering that the site has direct access to a collector and arterial street. The reduction of the peripheral setback adjoining the tennis facility should be minimal since the uses are very similar.

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

1. The proposed revision to the high school's master plan meets the standards for development within the RP-1 (Planned Residential) zoning district and all other relevant requirements of the Zoning Ordinance with the proposed conditions and approval of the peripheral setback.
2. The proposed high school master plan 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 since the site has direct access to both minor collector and major arterial streets.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan identifies this property as being within a public institutional area. The Knoxville One Year Plan designates the area as low density residential. The proposed plans for expansion of the high school are consistent with the Sector and One Year Plans.

2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**MPC Action:** Approved

**MPC Meeting Date:** 5/8/2008

- Details of MPC action:**
1. This revision to the Master Plan and the reduction of the peripheral setback is only for the field house/training facility building.
  2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  3. Compliance with the City of Knoxville's stormwater standards as may be required by the Knoxville Engineering Division.
  4. Meeting all applicable requirements of the Knoxville Engineering Division.
  5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval in the RP-1 (Planned Residential) zoning district, as well as other criteria for approval of a use on review.

**Summary of MPC action:** APPROVE the amendment to the master plan for Knoxville Catholic High School for the expansion of the field house/training facility building including the reduction of the peripheral setback as shown on the development plan, subject to 5 conditions

**Date of MPC Approval:** 5/8/2008

**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:**