

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 5-G-22-UR **Related File Number:**
Application Filed: 3/26/2022 **Date of Revision:**
Applicant: KATIE TREECE (LEN JOHNSON)

PROPERTY INFORMATION

General Location: South side of Neal Drive, east of Tice Lane
Other Parcel Info.:
Tax ID Number: 38 N B 007 **Jurisdiction:** County
Size of Tract: 37607 square feet
Accessibility: Access is via Neal Drive, a local street with 22-ft of pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: AgForVac (Agriculture/Forestry/ Vacant land)
Surrounding Land Use:
Proposed Use: Dance Studio Development **Density:**
Sector Plan: North County **Sector Plan Designation:** O (Office)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of commercial, office and industrial land uses.

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

Street: 3712 Neal Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the request for a dance studio 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, including but not limited to stormwater management requirements.
- 3) Providing a detailed landscape plan during permitting for review and approval by Planning Commission staff.

Comments: This proposal is for a dance studio. The site plan reflects the required 27 parking spaces leading to the one-story, 6,000 square foot dance studio towards the rear of the property. The site plan also indicates that landscaping will surround the parking lot.

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 PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The subject property is designated O (Office) in the North County Sector Plan. The O land use classification includes business, professional office and office parks. The proposed dance studio is a business use consistent with the sector plan.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PC (Planned Commercial) zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.

B. It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers.

C. With the stated conditions, the proposed dance studio is consistent with the Knox County Zoning Ordinance.

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. The proposed design studio is compatible with the cheer and tumbling athletic center adjacent to the subject property across Neal Drive, as well as other commercial and industrial uses nearby.

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

A. This new development is not expected to significantly injure the value of adjacent property, some of which is currently vacant.

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

A. Access is via Neal Dr, which is located off Maynardville Pike, a Major Arterial Road with a capacity for high volumes of traffic. Access to the subject property will avoid residential subdivisions and side streets.

B. The site plan is in compliance with off-street parking requirements and landscape screening requirements.

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. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed development.

Action: Approved **Meeting Date:** 5/12/2022

Details of Action:

Summary of Action: Approve the request for a dance studio subject to 3 conditions.

Date of Approval: 5/12/2022 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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:**