CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 5-I-05-UR Related File Number:

Application Filed: 4/11/2005 **Date of Revision:**

Applicant: SITE, INC.

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: West side Academy Way, south of Dutchtown Rd.

Other Parcel Info.:

Tax ID Number: 119 PORTION OF 012 Jurisdiction: City

Size of Tract: 76.33 acres

Access is via Academy Way, a private local street with 26' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land adjacent to athletic fields

Surrounding Land Use:

Proposed Use: Athletic field house and parking Density:

Sector Plan: Northwest County Sector Plan Designation: Public Institutional

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

Neighborhood Context: This site is located adjacent to existing athletic fields and parking areas within the campus of the

Christian Academy of Knoxville, which is zoned A-1.

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

Street: 529 Academy Way

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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 plan for an athletic fieldhouse and parking in A-1 zoning district, subject to 3 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Department of Engineering.

- 2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 3. Meeting all applicable requirements of the Knox County Health Department.

With the conditions noted above, this request meets all requirements for approval in the A-1 zoning district, as well as other criteria for approval of a use on review.

Comments:The applicant is proposing to develop an athletic fieldhouse and additional parking adjacent to a softball and baseball field. In the A-1 zoning district, athletic fields and associated uses require use on review

approval by MPC.

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 Academy Way, which is a private street within the campus of the Christian Academy of Knoxville.
- 3. This request will have no impact on schools and minimal impact on adjacent properties. The proposed uses are compatible with the adjacent athletic fields and parking.

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

- 1. The proposal is consistent with all requirements of the A-1 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 public institutional uses for this site, consistent with the proposal.
- 2. The City of Knoxville One Year Plan proposes open space uses for this site, consistent with the proposal.
- 3. The site is located within the city limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved MPC Meeting Date: 5/12/2005

Details of MPC action:1. Meeting all applicable requirements of the Knoxville Department of Engineering.

- 2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 3. Meeting all applicable requirements of the Knox County Health Department.

Summary of MPC action: APPROVE the plan for an athletic fieldhouse and parking in A-1 zoning district, subject to 3 conditions:

Date of MPC Approval: 5/12/2005 Date of Denial: Postponements:

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

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LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:Knox County Board of Zoning AppealsDate 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:

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