

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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www.knoxmpc.org

File Number: 6-A-06-UR
Application Filed: 4/21/2006
Applicant: PAUL GARRON
Owner:

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northeast side of Solway Road, northwest side of Gable Run Drive
Other Parcel Info.:
Tax ID Number: 89 J B 055 **Jurisdiction:** County
Size of Tract: 1 acre
Accessibility: Access is via Aspen Grove Way, a joint permanent easement with a 18' pavement width within 25' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Pool & Clubhouse **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR & TP
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Development in this area consists of detached single-family dwellings and vacant land.

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

Street: 10924 Aspen Grove Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & A (Agriculture)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoned PR 3/11/04

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the request for a pool and clubhouse facility in the PR zoning district, subject to the following 4 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.
 3. Subject to the Knox County Board of Zoning Appeals granting a 100' boundary extension of the PR zoning as per the Knox County Zoning Ordinance.
 4. Adherence to all stipulations of the attached development plan and other materials, as submitted by the applicant.

With the conditions noted above, this request meets all requirements for approval of a pool and clubhouse in the PR zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing to construct a pool and club house that will cater to the residents of the Greenbrook Subdivision. Recreational uses are listed as uses permitted on review in the PR zoning district, and pools and club houses are defined recreational uses. In addition to the 1,500 sq. foot neighborhood swimming pool, the applicant is proposing to construct a clubhouse and 13 parking spaces.

This property was approved as common area by MPC in June of 2005 (6-SM-05-F). The subject property is divided by two zoning designations, Planned Residential and Agriculture. In order to construct a pool and clubhouse on the property, the applicant is required to receive a variance for a boundary line extension of the PR zoning from the Knox County Board of Zoning Appeals.

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 use will not place any additional demand on schools and will have a minimal impact on street traffic.

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

1. The proposal is consistent with all requirements for the PR zoning district, as well as all other criteria for approval of a use on review.
2. The proposal 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 users will be residents of the subdivision and will likely walk to the site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential.
2. The current PR zoning of the property permits consideration of recreation facilities (pools and clubhouses) as a use on review.

MPC Action: Approved

MPC Meeting Date: 6/8/2006

- Details of MPC action:**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 2. Meeting all applicable requirements of the Knox County Department of Engineering.

3. Subject to the Knox County Board of Zoning Appeals granting a 100' boundary extension of the PR zoning as per the Knox County Zoning Ordinance.
4. Adherence to all stipulations of the attached development plan and other materials, as submitted by the applicant.

With the conditions noted above, this request meets all requirements for approval of a pool and clubhouse in the PR zoning district, as well as other criteria for approval of a use on review.

Summary of MPC action: APPROVE the request for a pool and clubhouse facility in the PR zoning district, subject to the following 4 conditions:

Date of MPC Approval: 6/8/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County 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: