

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 6-A-09-UR                      **Related File Number:**  
**Application Filed:** 4/16/2009              **Date of Revision:**  
**Applicant:** NANETTE DIEDERICH & SUSAN GREGG

## PROPERTY INFORMATION

**General Location:** South side of Hardin Valley Rd., south of Willow Point Wy.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 01701                      **Jurisdiction:** County  
**Size of Tract:** 17.17 acres  
**Accessibility:** Access is via Hardin Valley Rd., a divided four lane arterial street.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Sports training facility (volleyball & basketball)                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** C (Commercial), SLPA (Slope protection) & LDR (  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The site is within the Hardin Valley development corridor that includes residential, office, commercial and industrial uses that have developed under PC, CA, OA, LI, I PR, RA & A zones.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC (Planned Commercial) & PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The property was zoned PR (Planned Residential) and PC (Planned Commercial) in 2007

## 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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request for a sports training facility on this site as shown on the development plan subject to 5 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
3. Meeting all applicable requirements of the Knox County Fire Marshall
4. Prior to commencing grading, provide a detailed landscaping plan to MPC staff for review and approval. All landscaping shown on the approved plan must be installed within 6 months of the issuance of an occupancy permit
5. The proposed driveway to the site shall not exceed a grade of 15%

Comments:

The applicants are proposing an athletic training facility at this location. Volleyball and basketball will be the sports that will be featured at this location. In addition to training, the facility will host tournaments and other types of competitions. Adequate parking is being provided.

The site is steep and will require an extensive amount of grading in order to implement the proposed plan. Staff will require the applicants submit a detailed landscaping plan for review and approval. Stabilization of the graded site will be a concern that the staff will want to have addressed as quickly as possible.

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

1. Public water and sewer utilities are available in the area to serve this site.
2. The existing left turn lane from Hardin Valley Rd. into the development is adequate for the proposed development.
3. The impact of the proposed development on adjacent residential properties will be minimal, because the property has access only to Hardin Valley Rd., and does not face any established residential uses. The proposal will have no impact on schools.
4. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposal meets all requirements of the PR zoning district as well as the general criteria for approval of a use on review.
2. The proposed athletic training 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. 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 (updated August 2003) proposes commercial and low density residential uses for the site. PR (Planned Residential) is listed as a permitted zone under the low density residential designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth

Policy Plan map.

**MPC Action:**

Approved

**MPC Meeting Date:** 6/11/2009

**Details of MPC action:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
3. Meeting all applicable requirements of the Knox County Fire Marshall
4. Prior to commencing grading, provide a detailed landscaping plan to MPC staff for review and approval. All landscaping shown on the approved plan must be installed within 6 months of the issuance of an occupancy permit
5. The proposed driveway to the site shall not exceed a grade of 15%

**Summary of MPC action:**

APPROVE the request for a sports training facility on this site as shown on the development plan subject to 5 conditions

**Date of MPC Approval:**

6/12/2008

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

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

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

Knox County Board of Zoning Appeals

**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:**