

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 6-B-10-UR

Related File Number:

Application Filed: 4/26/2010

Date of Revision:

Applicant: SEVEN SPRINGS HOA

PROPERTY INFORMATION

General Location: South side of Crooked Pine Ln., east side of Piney Grove Church Rd.

Other Parcel Info.:

Tax ID Number: 92 J H 036 OTHER: 092 JB 051

Jurisdiction: City

Size of Tract: 1 acres

Accessibility: Access is via Crooked Pine Ln., a local street with a pavement width of 26' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Swimming pool & vacant lot

Surrounding Land Use:

Proposed Use: Swimming pool / parking expansion

Density:

Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)

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

Neighborhood Context: Property in the area is zoned RP-1, R-2 & RA residential, I industrial and A agricultural. Development in the area consists of detached dwellings, a grading business, CSX Railroad and a large mobile home park.

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

Street: 5436 Crooked Pine Ln

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: The development plan for the existing swimming facilities was approved in 1994

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.): APPROVED the revised development plan for the expansion of the neighborhood swimming pool and parking lot as shown on the development plan subject to 3 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.

With the conditions noted, the plan meets the requirements for approval in the RP-1 (Planned Residential) district and the other criteria for approval of a use on review.

Comments: The homeowners association of Seven Springs subdivision is requesting approval of a plan that will allow them to expand their neighborhood swimming pool and the parking that that is associated with the pool. This request is being heard by MPC because the expansion is occurring on property that was not previously shown for recreational/common use. The original development plan for this subdivision was approved in 1994. In 2001, the homeowners association acquired the lot that adjoins the existing swimming pool. Prior to acquisition by the homeowners association of that lot, a house was slated to be built on that site.

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

1. The proposed swimming pool/parking area will have minimal impact on local services since all utilities are in place to serve this development.
2. Since the proposed swimming pool/parking area is located at the edge of a neighborhood along a minor arterial, it will have minimal impact the neighborhood or the other development found in the area

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

1. The proposed swimming pool/parking area meets all of the requirements of the RP-1 (Planned Residential) district of the Knoxville Zoning Ordinance,
2. The proposed swimming pool/parking area 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 neighborhoods 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies the property for low density residential use. The proposed development is consistent with the recommendations of the Sector Plan and the Knoxville One Year Plan.

Action: Approved

Meeting Date: 6/10/2010

Details of Action:

Summary of Action: APPROVED the revised development plan for the expansion of the neighborhood swimming pool and parking lot as shown on the development plan subject to 3 conditions

Date of Approval: 6/10/2010

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: