

# 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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**File Number:** 6-D-10-UR  
**Application Filed:** 4/26/2010  
**Applicant:** W. FRED CAMPBELL

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** South side of McCroskey Av., east side of Newman St.  
**Other Parcel Info.:**  
**Tax ID Number:** 82 A G 022 **Jurisdiction:** City  
**Size of Tract:** 0.89 acres  
**Accessibility:** Access is via McCroskey Av. , a local street with a pavement width of 24' within a 40' wide right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Playground / playfield **Density:**  
**Sector Plan:** Central City **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is surrounded by older detached residences in an area that is zoned R-1A.

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

**Street:** 2200 McCroskey Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1A (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The property was rezoned to R-1A in the early 1980's as part of a One Year Plan general rezoning

## 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 playground/playfield including the pavilion as shown on the development plan subject to 2 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

With the conditions noted, the plan meets the requirements for approval in the R-1A (Low Density Residential) zone and the other criteria for approval of a use on review.

Comments:

This is a vacant parcel that the church has owned since 1960. It has been used for impromptu recreational activities throughout the years. The church is now requesting to improve the land by building a 1650 square foot pavilion and playground equipment on the site. The R-1A (Low Density Residential) regulations permit playgrounds and playfields as a use on review.

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

- 1. The proposed playground/playfield will have minimal impact on local services since all utilities are in place to serve this development.
- 2. Since the proposed playground/playfield has been informally used for the same purpose for years, it will have minimal impact the surrounding neighborhood
- 3. The proposal is compatible with the surrounding development because it will serve as an extension of the church which has existed in this community for over fifty years

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

- 1. The proposed playground/playfield meets all of the requirements of the R-1A (Low Density Residential) zone of the Knoxville Zoning Ordinance,
- 2. The proposed playground/playfield 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 Central City 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:

APPROVE the request for a playground/playfield including the pavilion as shown on the development plan subject to 2 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:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**