# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



KNOXVILLE·KNOX COUNTY METROPOLITAN PLANNING COMMISSION Ν Ν Е S S Suite 403 • City County Building 400 Main Street

Knoxville, Tennessee 37902

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## PROPERTY INFORMATION

General Location:	South side of Dutchtown Rd., west of N. Cedar Bluff Rd.		
Other Parcel Info.:			
Tax ID Number:	119 012	Jurisdiction:	City
Size of Tract:	76.33 acres		
Accessibility:	Access is via Dutchtown Rd., an arterial street with a pavement width of 20' within a 40' right-of-way.		

#### GENERAL LAND USE INFORMATION **Existing Land Use:** Private school & accessory uses Surrounding Land Use: **Proposed Use:** Revised development plan for school and associated uses Density: Sector Plan: Northwest County Sector Plan Designation: **Growth Policy Plan:** Urban Growth Area (Inside City Limits) The site is located on the south side of Dutchtown Rd. Development in the area consists of attached **Neighborhood Context:** single family developments, detached single family subdivision, Dead Horse Golf Course and Webb School.

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

Street:

9426 Dutchtown Rd.

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

**Current Zoning:** 

RP-1 (Planned Residential) & A-1 (Agricultural)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** Property zoned RP-1 and A-1 at time of annexation

#### PLAN INFORMATION (where applicable)

**Current 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:	Dan Kelly				
Staff Recomm. (Abbr.):	APPROVE the revised development plan to permit the installation of bleachers and fencing as shown subject to 7 conditions				
Staff Recomm. (Full):	<ol> <li>Meeting all appli</li> <li>The installation of</li> </ol>	cable requirements of the Knoxville cable requirements of the Knoxville cable requirements of the Knoxville cable requirements of the Knox Co cable requirements of the Knoxville of the proposed privacy fence will b e landscaping shown on the develo	e City Engineer. e City Arborist. ounty Health Dept. e Fire Marshall's Office. he included as part of field fencing project.		
Comments:	The applicant has submitted a revised development plan for a portion of the Christian Academy of Knoxville campus. The revised development plan was submitted at the request of the staff. The school is upgrading it's football program. As part of the upgrade, they are proposing to provide bleachers to accommodate approximately 1300 people and fencing around the field. Parking for the games will be provided by existing on campus parking facilities. The school has been using the existing field for soccer and football for a number of years.				
	Enclosing the field with a fence will not have any impact on the surrounding development. The review of the revised plan focused primarily on the impact of the proposed bleachers on the adjoining residential development. To construct the bleachers at the proposed location, the applicant will remove a portion of an existing natural vegetative buffer. This existing buffer provided separation between the playing field and the adjoining residences in the Dutchtown Harbor development. The applicant has proposed four things that staff supports to lessen the impact of this project on the neighboring residences. They propose to move the bleachers close to the track around the football / soccer field. Secondly, the bleachers will be constructed a minimum of fifty feet from the residential property line. The school will construct a privacy fence and install a double row of fast growing evergreens along the property line of the adjoining residential property. Finally, they have left the existing vegetative buffer in all areas that are not directly impacted by the proposed construction.				
MPC Action:	Approved		MPC Meeting Date: 6/13/2002		
Details of MPC action:	<ol> <li>Meeting all applicable requirements of the Knoxville Zoning Ordinance.</li> <li>Meeting all applicable requirements of the Knoxville City Engineer.</li> <li>Meeting all applicable requirements of the Knoxville City Arborist.</li> <li>Meeting all applicable requirements of the Knox County Health Dept.</li> <li>Meeting all applicable requirements of the Knoxville Fire Marshall's Office.</li> <li>The installation of the proposed privacy fence will be included as part of field fencing project.</li> <li>Installation of the landscaping shown on the development plan by Dec 1, 2002.</li> </ol>				
Summary of MPC action:	APPROVE the revised development plan to permit the installation of bleachers and fencing as shown subject to 7 conditions				
Date of MPC Approval:	6/13/2002	Date of Denial:	Postponements:		
Date of Withdrawal:	Withdrawn prior to publication?:  Action Appealed?:				

### LEGISLATIVE ACTION AND DISPOSITION

#### Legislative Body:

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:	