

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: 7-C-04-UR **Related File Number:**
Application Filed: 6/7/2004 **Date of Revision:**
Applicant: OAKMONT SCHOOL
Owner:

PROPERTY INFORMATION

General Location: South side of Gleason Dr., west side of Beaverton Rd.
Other Parcel Info.:
Tax ID Number: 120 O A 001 & 002 **Jurisdiction:** City
Size of Tract: 5 acres
Accessibility: Access is via Gleason Dr., a minor arterial street with a pavement width of 19' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant rehab center / school
Surrounding Land Use:
Proposed Use: Private school (grades 6 - 12) **Density:**
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Property in the area is zoned R-1, R-1A, R-2 residential and C-6 commercial. Development consists of detached single family dwellings and general commercial uses on the north side of Gleason Dr. Multi-family housing surrounds the site on the south side of Gleason Dr.

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

Street: 8042 Gleason Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a private school for grades 6 through 12 at this location 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, this plan meets the requirements for approval in the R-2 District and the other criteria for approval of a use on review.

Comments: The applicant is proposing a private school for grades 6 through 12. Enrollment will be limited to 30 children. The previous tenant at this location was the Children's Rehabilitation Center which was owned by East Tenn. Children's Hospital. When constructed, this building was occupied by the Country Day School.

The site is located on the south side of Gleason Dr. It is surrounded on three sides by multi-family housing. Downtown West Shopping Center and West Hills, Unit 10 is located on the north side of Gleason Dr. The use of this site for a private school will not have any negative impacts on the surrounding area.

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

1. The request will not place any additional demands on schools and streets. Public water and sewer utilities are in place to serve the site.
2. The subject property is located on the edge of the neighborhood, adjacent to a major arterial street, so the request should not generate added traffic through residential streets.

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

1. The proposed private school 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.
2. As proposed by the applicant, the private school meets all of the requirements of the R-2 (General Residential) Zone.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan and the West City Sector Plan propose medium density residential uses for the subject property.

MPC Action: Approved

MPC Meeting Date: 7/8/2004

Details of MPC action: 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, this plan meets the requirements for approval in the R-2 District and the other criteria for approval of a use on review.

Summary of MPC action: APPROVE the request for a private school for grades 6 through 12 at this location as shown on the development plan subject to 2 conditions

Date of MPC Approval: 7/8/2004

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: