

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 9-D-22-DP Related File Number:

Application Filed: 7/25/2022 Date of Revision:

Applicant: KNOXVILLE TWISTERS CHEER & TUMBLING, INC.

PROPERTY INFORMATION

General Location: South side of Neal Dr, west of Maynardville Pk and east of Tike Ln.

Other Parcel Info.:

Tax ID Number: 38 N B 008 Jurisdiction: County

Size of Tract: 2.25 acres

Accessibility: Access is via Neal Drive, a local road with a 25-ft pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant Land

Surrounding Land Use:

Proposed Use: Construction of gymnasium for youth athletic training Density:

Sector Plan: North County Sector Plan Designation: GC (General Commercial)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is comprised of small to medium-sized commercial establishments.

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

Street: 3720 NEAL DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial), CA (General Business)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the development plan for a youth athletic training gymnasium subject to 3 conditions

Staff Recomm. (Full):
1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) Meeting all requirements of Knox County Engineering and Public Works during permit review.
3) Installing all required landscaping shown on the site plan within 6 months of obtaining a certificate of occupancy.

Comments: This proposal is for a youth athletic training gymnasium by Knoxville Twisters, Cheer and Tumbling, Inc. The one-story gymnasium will have a gross floor area of approximately 22,021 sqft and a maximum height of 23ft 8in. The parking lot is planned to provide 74 spaces, including 4 handicap spaces, with two private driveways. There is a proposed detention basin located along the front of the property with a narrow setback from Neal Drive. The parking lot and detention basin will span two parcels zoned PC and CA respectively.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PC (Planned Commercial):

- a) The PC zone allows office, commercial services and light distribution centers. The PC zone does not list specific permitted uses, but the uses must conform to these general use classifications. The proposed athletic training services can be considered in this zone.
- b) The administrative procedures for the PC zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.33.13.).
- c) The subject property is part of a PC-zoned area that does not have protective covenants to indicate the use and design of structures in the planned complex. The applicant was encouraged to create covenants or a list of approved uses. Approval is recommended despite the absence of a covenants document, since there is no precedent for it in this PC area. However, without a list of approved uses, subsequent tenants on this site may be required to submit their use for review and approval by the Planning Commission.

2) GENERAL PLAN - DEVELOPMENT POLICIES

- a) Ensure pedestrian needs are being met and that the sidewalk network's continuity is being achieved, especially in the school parental responsibility zones (2.13). The development plan's inclusion of a sidewalk along Neal Drive supports this policy.
- b) Encourage redevelopment of obsolete commercial strip space by providing incentives for "infill" rather than greenfield development (8.10). The applicant's plan utilizes vacant, cleared commercial space in a corridor identified in the sector plan as having ample opportunity for reuse and redevelopment.

3) NORTH COUNTY SECTOR PLAN

- a) The subject property is classified GC (General Commercial) and MU-SD NCO-6 (Mixed Use Special District, Halls Mixed Use District). The proposed gymnasium is an appropriate use within these land use designations.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- a) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed

development meets the relevant standards of the Growth Policy Plan.

Action: Approved **Meeting Date:** 9/8/2022

Details of Action:

Summary of Action: Approve the development plan for a youth athletic training gymnasium subject to 3 conditions

Date of Approval: 9/8/2022

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: