

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: 9-G-09-UR **Related File Number:**
Application Filed: 8/3/2009 **Date of Revision:**
Applicant: L R HOLDINGS, LLC

PROPERTY INFORMATION

General Location: North end of Willow Point Way, north of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 104 01705 **Jurisdiction:** County
Size of Tract: 7.5 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with a four lane with center median section within a 250' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Sports field
Surrounding Land Use:
Proposed Use: Covered sports field **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** STPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located in an area of mixed residential and business park development.

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

Street: 2594 Willow Point Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) & F (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property rezoned from A (Agricultural) to PC (Planned Commercial) by Knox County Commission on 2/28/2005.

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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the revised development plan for a proposed covered sports field, a soccer field and a building area of approximately 12,800 square feet (Bldgs A & B), subject to 5 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Submitting a mitigation plan to the Knox County Department of Engineering and Public Works demonstrating a balance of the cut and fill within the no-fill zone for the access drives, parking and covered sports field.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Use of the covered sports field is limited to uses related to the sports training facility, sports related functions and games.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review in the PC district.

Comments:

The applicant is proposing to revise a previously approved development plan (8-L-08-UR, approved 8-14-08) for this 7.5 acre site by adding a covered outdoor sports field. The previous plan identified overflow parking in the area of the covered sports field. The pavilion (125' x 183'), which is open on all sides, covers an area of 22,875 square feet. The covered field is associated with a proposed sports training facility that will be located in Building A that is shown on the development plan. Proposed uses of the site also include a soccer field and two buildings with a total area of approximately 12,800 square feet that will be used for a sports training facility and offices.

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

1. Public water and sewer utilities are available in the area to serve this site.
2. The existing left turn lane from Hardin Valley Rd. into the development is adequate for the proposed development.
3. The impact of the proposed development on adjacent residential properties will be minimal, because the property has access only to Hardin Valley Rd., and does not face any established residential uses. The proposal will have no impact on schools.
4. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposal meets all requirements of the PC zoning district as well as the general criteria for approval of a use on review.
2. The proposed commercial development 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan (updated August 2003) proposes light industrial uses for the site and stream protection within the flood plain. PC (Planned Commercial) is listed as a permitted zone under the light industrial designation. Recreational uses are allowed within the flood plain.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 9/10/2009

- Details of Action:**
1. Meeting all applicable requirements of the Knox County Health Department.
 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 3. Submitting a mitigation plan to the Knox County Department of Engineering and Public Works demonstrating a balance of the cut and fill within the no-fill zone for the access drives, parking and covered sports field.
 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 5. Use of the covered sports field is limited to uses related to the sports training facility, sports related functions and games.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review in the PC district.

Summary of Action: APPROVE the revised development plan for a proposed covered sports field, a soccer field and a building area of approximately 12,800 square feet (Bldgs A & B), subject to 5 conditions

Date of Approval: 9/10/2009 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**