

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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www.knoxmpc.org

File Number: 9-T-02-UR **Related File Number:**
Application Filed: 8/12/2002 **Date of Revision:**
Applicant: CITY OF KNOXVILLE PARKS DEPARTMENT
Owner:

PROPERTY INFORMATION

General Location: West side Bradshaw Rd., south of Pleasant Ridge Rd.
Other Parcel Info.:
Tax ID Number: 80 O A 1.01 **Jurisdiction:** City
Size of Tract: 89.27 acres
Accessibility: Access is via Bradshaw Rd., a minor collector street with 80' of right of way and 18' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: City park **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This large 90 acre site is undeveloped and is surrounded by residential; uses developed under A-1, R-1 and RP-1 zoning.

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

Street: 4901 Bradshaw Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
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:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE the request for a city park in the A-1 zoning district, subject to 6 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Meeting all applicable requirements of the City of Knoxville Arborist.
5. Signage along Bradshaw Rd. shall be limited to a monument style sign placed a minimum of 17.5 feet from the property line, not to exceed 20 square feet in area. The sign may have indirect illumination.
6. Installing all landscaping, as shown on the development plan, within six months of the completed construction of the soccer fields and parking area.

With the conditions noted above, the development plan meets all requirements of the A-1 zoning district, as well as other criteria for approval of a use on review.

Comments:

The City of Knoxville Parks and Recreation Department is proposing to develop a park on this 89-acre parcel of land. The park proposal includes 4 soccer fields, paved and mulched trails, pavilion buildings, restrooms, a concession area, 332 parking spaces with 16 accessible, a proposed lake and an existing pond. Considerable new landscaping is proposed along the northern property line where facilities are located closest to residential areas and also in the eastern portion of the site between the trail and the parking/concession areas. The proposed name of the park is Victor Ashe Park.

MPC Action:

Approved

MPC Meeting Date: 9/12/2002

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering and Public Works.
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6. Installing all landscaping, as shown on the development plan, within six months of the completed construction of the soccer fields and parking area.

Summary of MPC action:

APPROVE the request for a city park in the A-1 zoning district, subject to 6 conditions:

Date of MPC Approval:

9/12/2002

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: