



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 4-F-06-UR

AGENDA ITEM #: 92

AGENDA DATE: 4/13/2006

▶ **APPLICANT:** STARZ ELITE
OWNER(S): STEVE HARRISON
JOHN MCDONNELL
TIMOTHY PATTERSON
HENRY WEISSINGER
DAVID WHITE

TAX ID NUMBER: 69 J C 025

JURISDICTION: City Council District 5

▶ **LOCATION:** Southeast side of Dutch Valley Dr, southwest side of The Hague

▶ **APPX. SIZE OF TRACT:** 10.45 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Appalachian Way, a private street with a 30' pavement width.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

▶ **ZONING:** I-3 (General Industrial)

▶ **EXISTING LAND USE:** Commercial complex

▶ **PROPOSED USE:** Cheerleading & Tumbling Center

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Offices / O-1 (Office, Medical, and Related Services District)
South: Commercial Complex / I-3 (General Industrial District)
East: Warehouse / I-3 (General Residential)
West: Medical Production Facility / C-6 (General Commercial Park District)

NEIGHBORHOOD CONTEXT: This neighborhood has developed as an office, warehouse and distribution area with some residential uses.

STAFF RECOMMENDATION:

- ▶ **APPROVE** the request for a cheerleading and tumbling center in the I-3 zoning district subject to the following 5 conditions:
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
 3. Adhering to all attached plans as submitted by the applicant.
 4. Receiving the necessary variance for a parking space reduction from the Knoxville Board of Zoning

Appeals.

5. Hours of operation are limited 10:00 a.m. to 8:30 p.m, Monday through Sunday.

With the conditions noted above, the request meets all requirements for approval of a cheerleading and tumbling center in the I-3 zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is requesting approval of a cheerleading and tumbling center. Their current facility (Starz Elite) is operating out of the Black Oak Shopping Center in Halls. They have outgrown this space and are seeking to relocate their facility to Appalachian Way. Public, private and commercial athletic facilities, including facilities for training and instruction, are listed as a use permitted on review in the I-3 zoning district.

The applicant is proposing to occupy 15,000 square feet of the commercial park complex. The facility will be open from 10:00 a.m. to 8:30 p.m. Monday through Sunday. There will be minimal use of this facility during the weekdays. The majority of students will be arriving to the facility after 4:00 p.m. during the week and throughout the day on the weekends. The maximum number of students attending evening classes is 50, and there will be a maximum number of 9 employees present at one time.

The applicant is requesting a variance from the Knoxville Board of Zoning Appeals to reduce the required number of parking spaces from 240 to 205. According to Knoxville Building Inspection, since the property is located in an I-3 complex containing multiple units, parking is calculated by the total area of the commercial complex and the design capacity of the facility (1 parking space per 15 square feet divided by 3, plus additional parking provided for instructors). There are currently 80 parking spaces surrounding the proposed location of the facility. Upon review of similar gym facilities, the hours of operation and the fact that many students will be dropped off, staff believes that the facility has plenty of parking to accommodate this use.

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

1. The request will not place additional demands on schools.
2. Street traffic will increase on Dutch Valley Drive, but will have a minimal impact due to the fact this is a minor arterial, and can handle additional traffic flow.
3. Public water and sewer utilities are in place to serve the site.
4. During the facility's peak hours of operation, most of the other tenants in the industrial complex will be closed. This will help reduce the facility's impact on neighboring tenants.

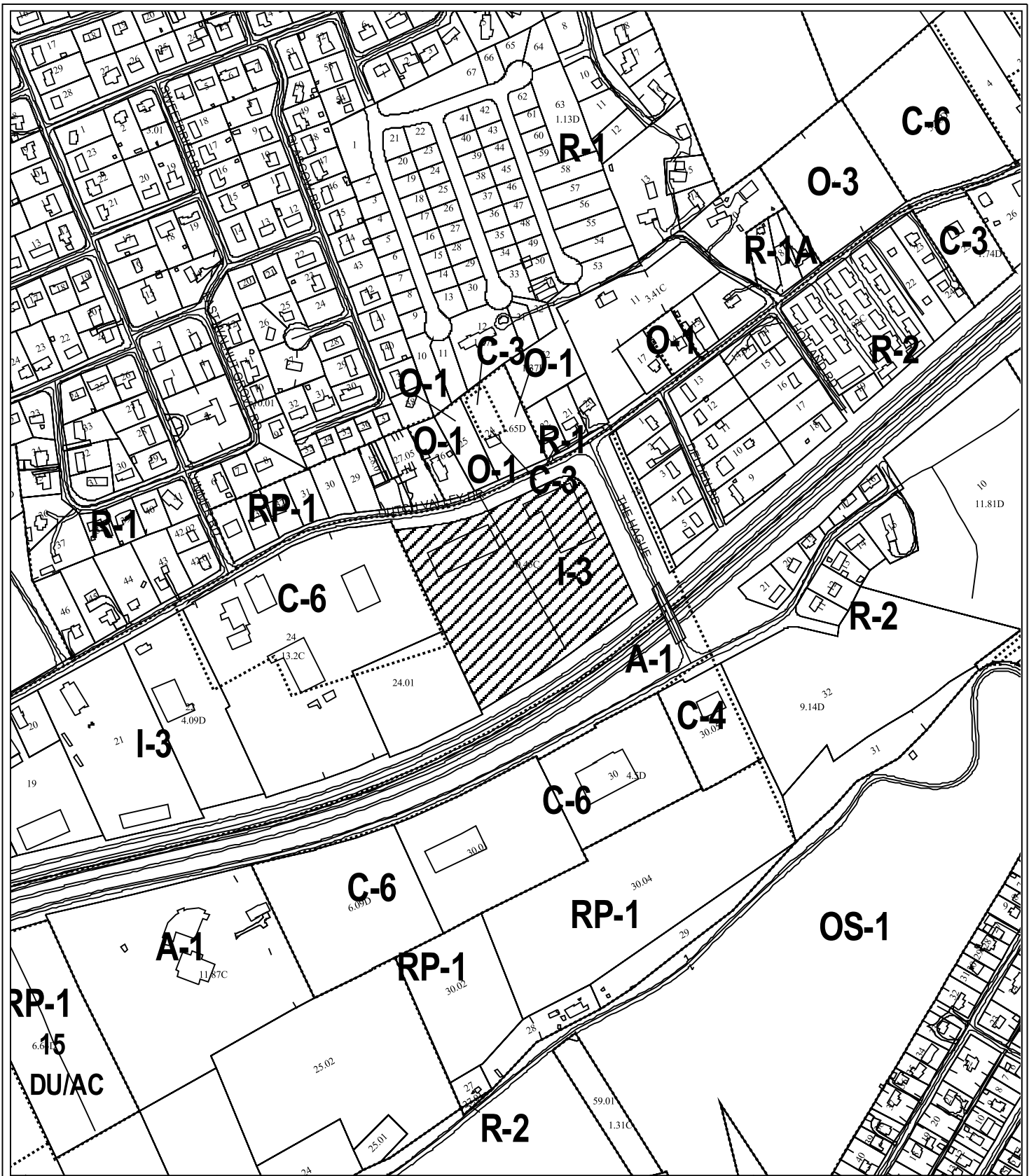
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposal is consistent with all requirements for the I-3 zoning district, as well as other criteria for approval of a use on review.
2. The proposed cheerleading and tumbling center is consistent with the following 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.

COMFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan and North City Sector Plan proposed Light Industrial uses for the subject property.
2. The current I-3 zoning of the property permits consideration of public, private and commercial athletic facilities for training and instruction.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**4-F-06-UR
USE ON REVIEW**



Cheerleading & Tumbling Center in I-3 (General Industrial)

Original Print Date: 03/24/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Starz Elite

Map No: 69

Jurisdiction: City



4151

TUMBLE - CHEER - DANCE CENTER

4145
INFLATABLE
PARTY ZONE

STARZ ELITE

4151 APPALACHIAN W/

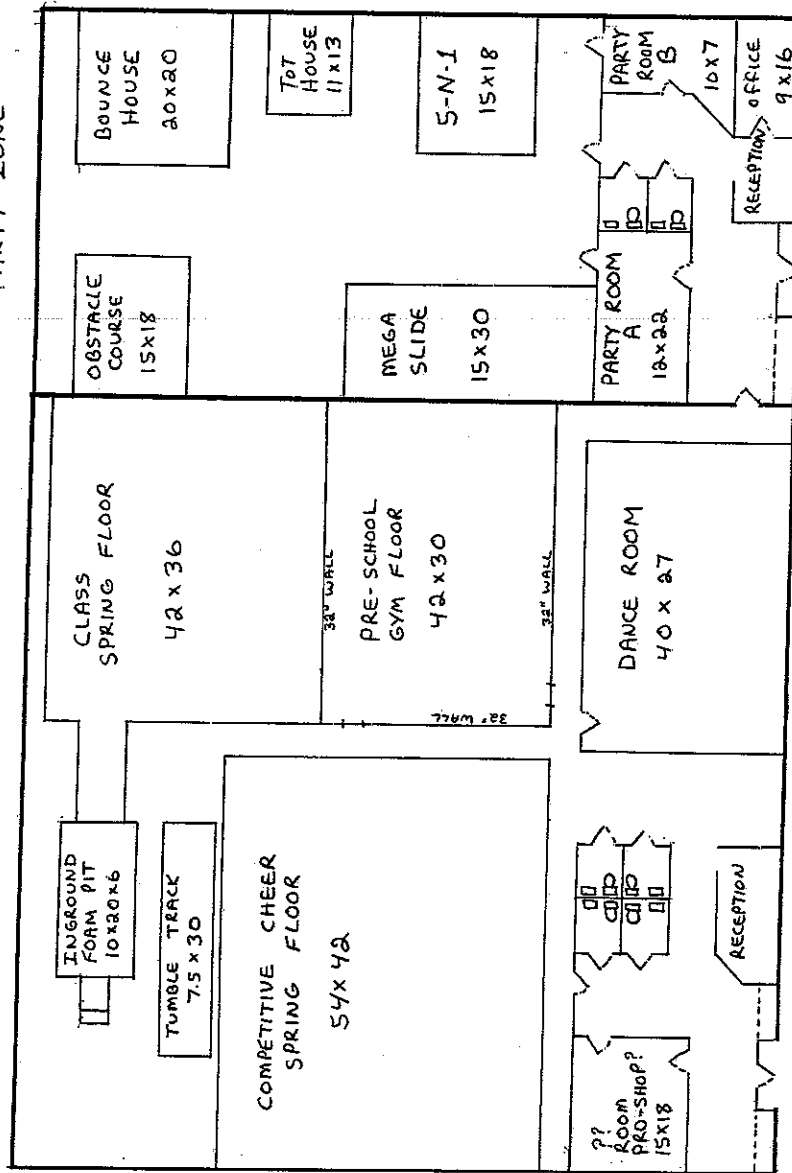
4145 APPALACHIAN W/A

GYM SPACE 10,950 sqft

OFFICE SPACE 4,050 sqft

ARCHITECT IS WORKING
ON DRAWINGS FOR
OBSERVATION DECK ABOVE
OFFICES AT 4151 AREA
TO TOTAL ABOUT 6005 sqft
(15x40) or (27x40)

4F-06-UR



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CHEER CENTER

1) Prime Time Hours of Operation
Weekdays 4:00pm - 9:00pm.
Peak hours 5:00 - 8:00

Weekends 10:00AM - 5:00PM.

OFF TIME Hours of operation Cheer Center
Weekdays 10:00am - 3:00pm.
MINIMAL USEAGE Pre-School GYMNASTICS

2) Prime Time Hours of operation PARTY ZONE
WEEKDAYS 4:30 - 10:00pm.

OFF TIME HOURS
WEEKDAYS 10:00am - 3:00pm.
PRIVATE PARTYS - DAYCARE - HOME SCHOOL

PEEK HOURS

FRIDAY - 4:30 - 8:30
SATURDAY - 10:00 - 8:30
SUNDAY - 1:00 - 8:30