



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

▶ **FILE #:** 6-A-06-UR

AGENDA ITEM #: 89

AGENDA DATE: 6/8/2006

▶ **APPLICANT:** PAUL GARRON

OWNER(S): OAKLEIGH, GP

TAX ID NUMBER: 89 J B 055

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northeast side of Solway Road, northwest side of Gable Run Drive

▶ **APPX. SIZE OF TRACT:** 1 acre

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Aspen Grove Way, a joint permanent easement with a 18' pavement width within 25' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

▶ **ZONING:** PR (Planned Residential) & A (Agriculture)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Pool & Clubhouse

HISTORY OF ZONING: Rezoned PR 3/11/04

SURROUNDING LAND USE AND ZONING: North: Single-Family Residential / PR (Planned Residential)

South: Low Density Residential / A (Agriculture)

East: Single-Family Residential / PR (Planned Residential)

West: Low Density Residential / A (Agriculture)

NEIGHBORHOOD CONTEXT: Development in this area consists of detached single-family dwellings and vacant land.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a pool and clubhouse facility in the PR zoning district, subject to the following 4 conditions:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering.
3. Subject to the Knox County Board of Zoning Appeals granting a 100' boundary extension of the PR zoning as per the Knox County Zoning Ordinance.
4. Adherence to all stipulations of the attached development plan and other materials, as submitted by the applicant.

With the conditions noted above, this request meets all requirements for approval of a pool and clubhouse in the PR zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to construct a pool and club house that will cater to the residents of the Greenbrook Subdivision. Recreational uses are listed as uses permitted on review in the PR zoning district, and pools and club houses are defined recreational uses. In addition to the 1,500 sq. foot neighborhood swimming pool, the applicant is proposing to construct a clubhouse and 13 parking spaces.

This property was approved as common area by MPC in June of 2005 (6-SM-05-F). The subject property is divided by two zoning designations, Planned Residential and Agriculture. In order to construct a pool and clubhouse on the property, the applicant is required to receive a variance for a boundary line extension of the PR zoning from the Knox County Board of Zoning Appeals.

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed use will not place any additional demand on schools and will have a minimal impact on street traffic.

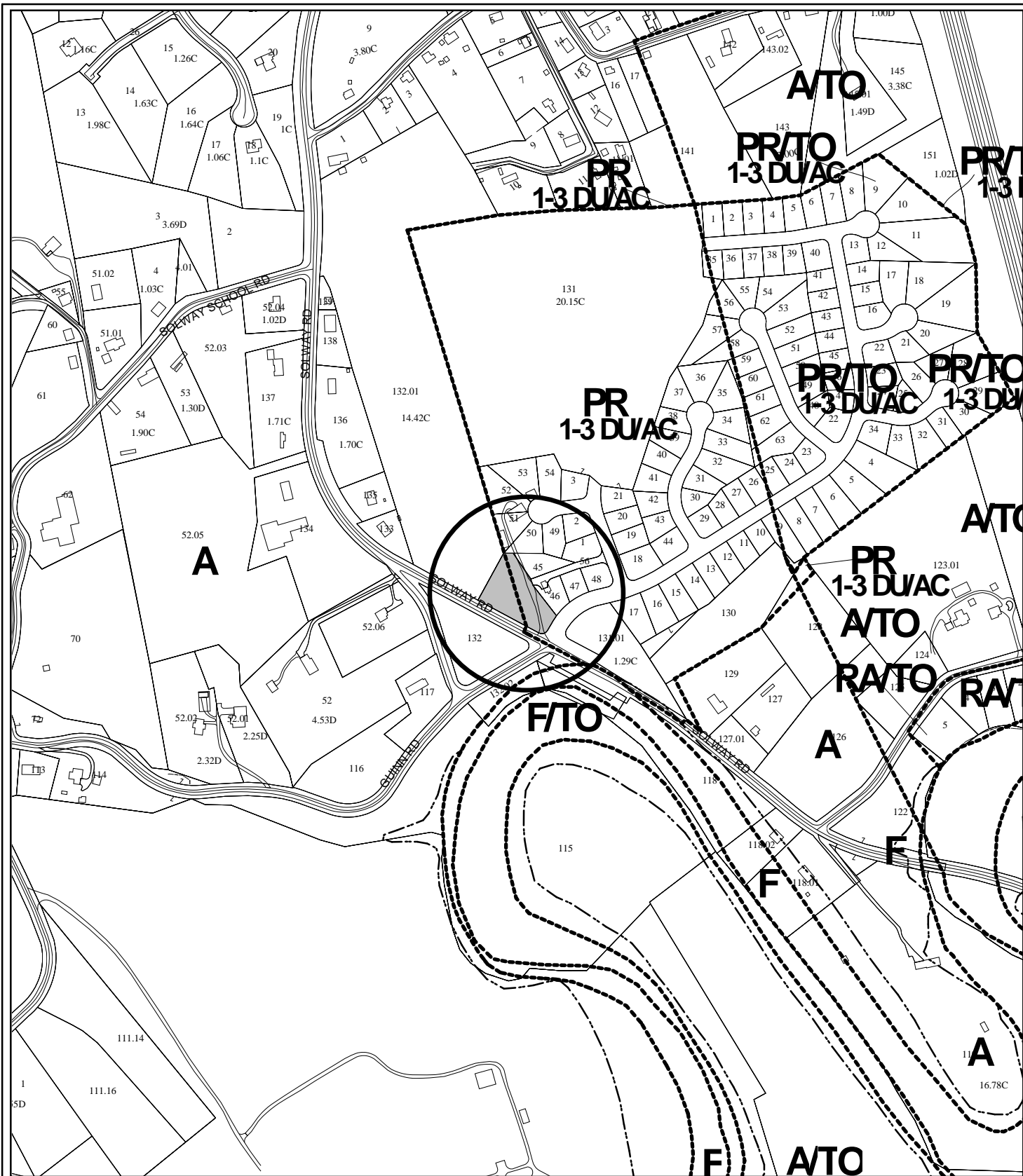
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposal is consistent with all requirements for the PR zoning district, as well as all other criteria for approval of a use on review.
2. The proposal is consistent with the general standards for uses permitted on review: The proposed development 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 additional traffic through residential areas since users will be residents of the subdivision and will likely walk to the site.


CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential.
2. The current PR zoning of the property permits consideration of recreation facilities (pools and clubhouses) as a use on review.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Commission. The date of the Knox County Commission hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**6-A-06-UR
USE ON REVIEW**

 Pool & Clubhouse in PR (Planned Residential) & A (Agriculture)

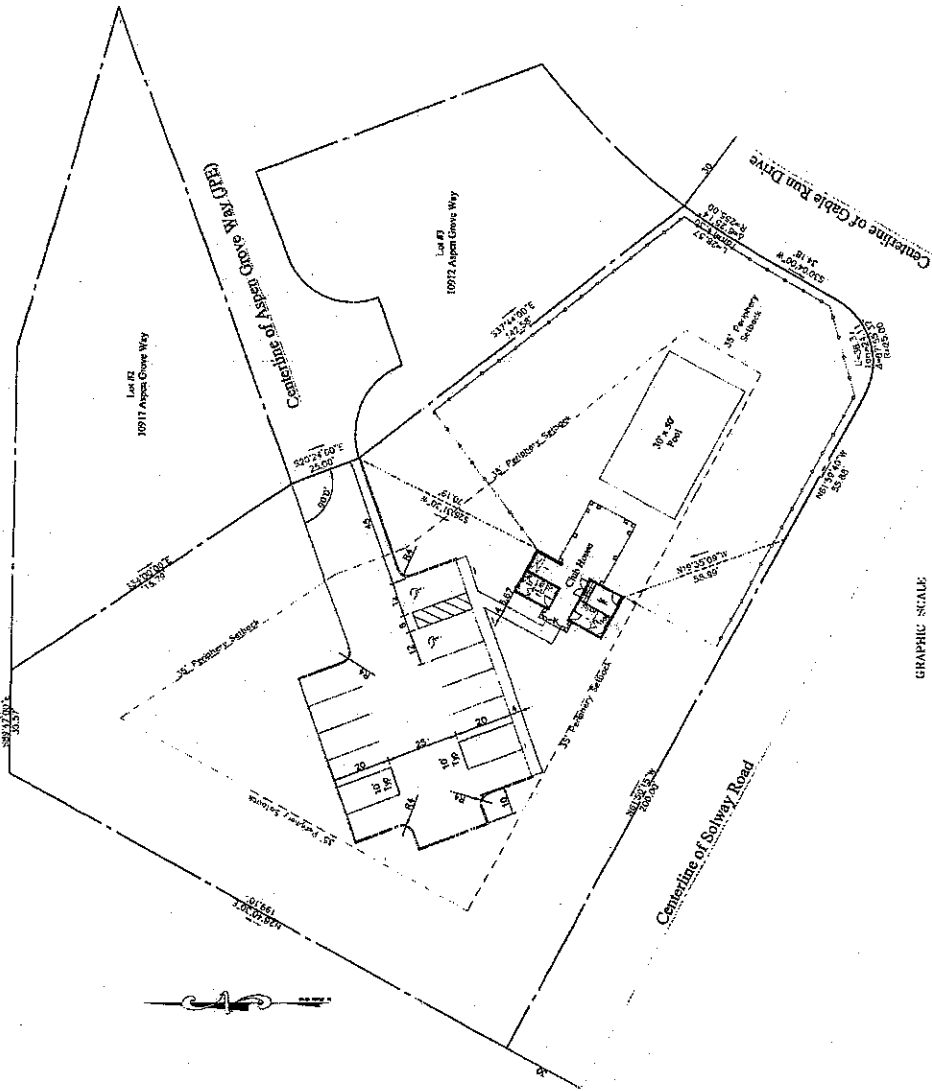
Original Print Date: 05/25/06 Revised: 05/30/06
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Paul Garron

Map No: 89

Jurisdiction: County





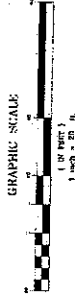
GBS Engineering
 1313 Kalmia Road
 Knoxville, TN 37909
 Phone: 865.566.0185
 Fax: 888.485.7005

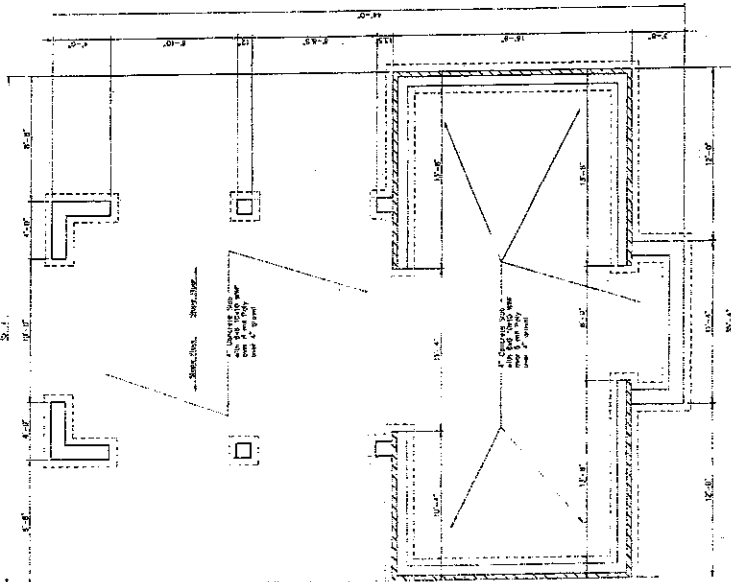
U.O.R.
 DATE: 6-A-06-07

REV#	DESCRIPTION	BY	DATE

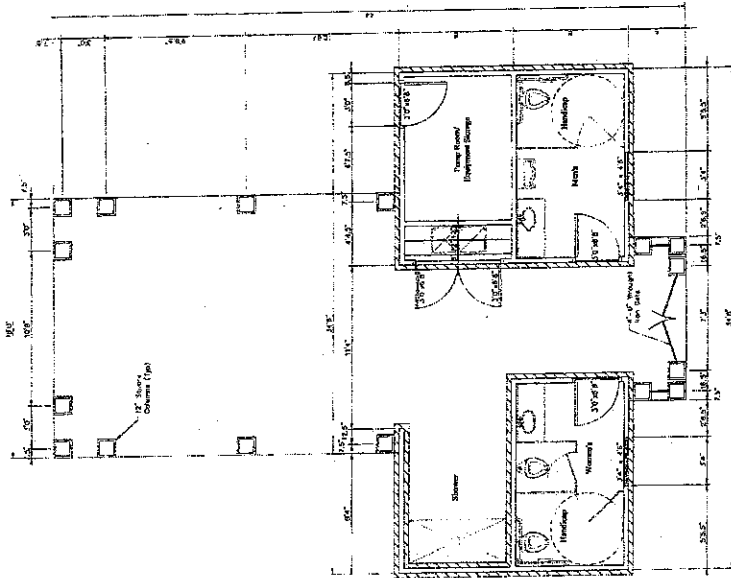
TITLE:	Club House and Pool Layout Plan	DRAWN BY:	CHUCKLEBY	SHEET NO.:	CI
LOCATION:	Airport Grove Way Knox County, Tennessee	FILE NAME:	Layout Pln		
OWNER:	CI/F Map 085, Inset 1, Group B, Parcel No. 055	JOB NUMBER:	IDA		
		ISSUE DATE:	01-13-06		

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 NASHVILLE AREA
 TENNESSEE ONE CALL SYSTEM, INC.
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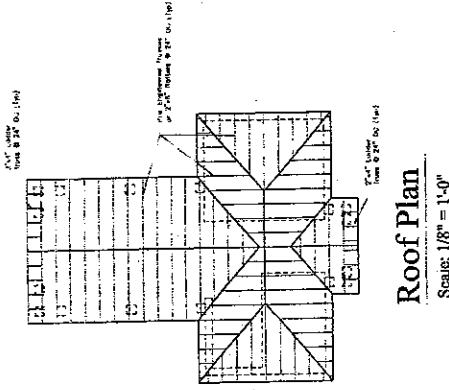




Foundation Plan
Scale: 1/4" = 1'-0"



Floor Plan
Scale: 1/4" = 1'-0"



Roof Plan
Scale: 1/8" = 1'-0"

- 11. The steel reinforcement bars shall be installed in accordance with the following:
- 12. Reinforcement shall be installed in accordance with the following:
- 13. Reinforcement shall be installed in accordance with the following:
- 14. Reinforcement shall be installed in accordance with the following:
- 15. Reinforcement shall be installed in accordance with the following:
- 16. Reinforcement shall be installed in accordance with the following:
- 17. Reinforcement shall be installed in accordance with the following:

- 18. Reinforcement shall be installed in accordance with the following:
- 19. Reinforcement shall be installed in accordance with the following:
- 20. Reinforcement shall be installed in accordance with the following:
- 21. Reinforcement shall be installed in accordance with the following:
- 22. Reinforcement shall be installed in accordance with the following:
- 23. Reinforcement shall be installed in accordance with the following:
- 24. Reinforcement shall be installed in accordance with the following:

CBS Engineering
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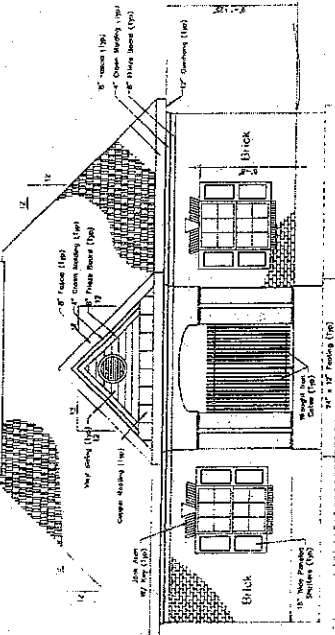


REV.	DESCRIPTION	BY	DATE

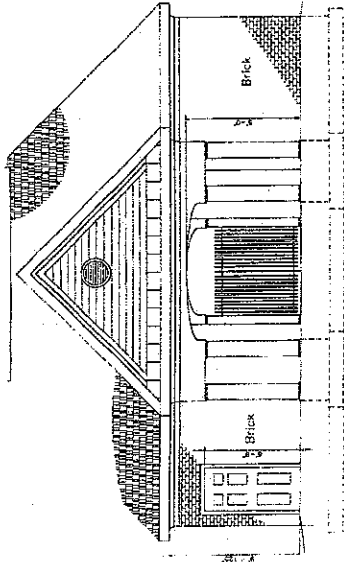
TITLE	Foundation & Floor Plan
LOCATION	Aspen Grove Way Knox County, Tennessee CL Map 089, Inset 1, Group 3, Parcel 053
OWNER	Oakridge, CIP

DRAWN BY:	ETHEL DUNN
CHECKED BY:	Floor Plan
FILE NUMBER	JOH NUMBER 1034
ISSUE DATE:	03/15/06

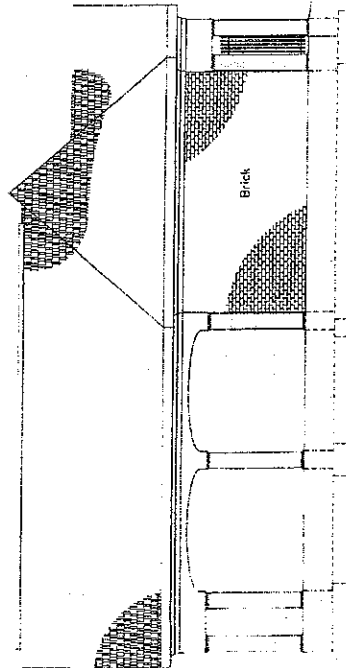
A1



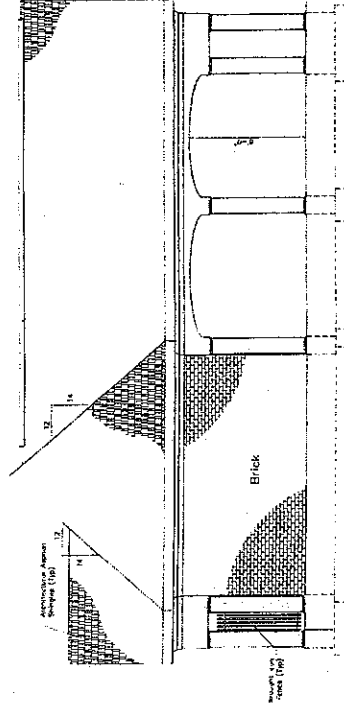
Front Elevation
Scale: 1/4" = 1'-0"



Rear Elevation
Scale: 1/4" = 1'-0"




Left Elevation
Scale: 1/4" = 1'-0"



Right Elevation
Scale: 1/4" = 1'-0"

GBS Engineering
1313 Kaimia Road
Knoxville, TN 37909
Ph: 865-566-0185
Fax: 888-485-7005



DATE: _____
BY: _____

REV	DESCRIPTION	DATE

DRAWN BY: _____ CHECKED BY: _____ FILE NAME: Floor Plan JOB NUMBER: 1034 ISSUED DATE: 03/13/05	TITLE: Elevator LOCATION: Appoo Grove Way Knox County, Tennessee City Map 084, Sheet 2, Group A, Parcel 008	SHEET NO: <h1 style="font-size: 2em;">A2</h1>
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Owner: Oakridge, GT