

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Thomas Brechko, Principal Planner

DATE: March 2, 2006

SUBJECT: Determination of Permitted Use (3-A-06-OB): Outdoor/Indoor Paintball Range in the I-3 (General Industrial District)

STAFF RECOMMENDATION:

APPROVE consideration of an outdoor/indoor paintball range in the I-3 (General Industrial District) under the uses permitted on review category of “public, private and commercial athletic facilities for training and instruction”.

BACKGROUND:

The applicant, Riptide Paintball, Inc. has requested approval for their outdoor/indoor paintball range at the present business location at 4432 Middlebrook Pike. The property is zoned I-3 (General Industrial District). The applicant was informed by Knoxville City Codes that the business was not a permitted use at that location and they would have to receive approval from the Planning Commission for the business.

Paintball ranges are not identified as a specific use in the Knoxville Zoning Ordinance. While the Knox County Zoning Ordinance was amended in 2001 to regulate paintball ranges, the City Ordinance does not have such provisions.

Within the I-3 (General Industrial District), there are no similar type uses listed that would allow the Planning Commission to approve this use as a permitted use. However, under the section on uses permitted on review, there is a similar use that could allow consideration of the business as a use on review. That use is “public, private and commercial athletic facilities for training and instruction”. After a preliminary review of the business, it is Staff’s position that the use is consistent in scale and intensity with commercial athletic facilities and therefore can be considered as a use on review in the I-3 District. The use on review process will allow the application of conditions for the business at this location.