

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

▶ **FILE #:** 4-J-07-UR

AGENDA ITEM #: 102

AGENDA DATE: 4/12/2007

▶ **APPLICANT:** JOHNSON ARCHITECTURE, INC. BY RICK FRIEL

OWNER(S): THE MOST REVEREND ANTHONY J. O'CONNELL

TAX ID NUMBER: 119 00101

JURISDICTION: City Council District 2

▶ **LOCATION:** North side of Fox Lonas Rd., east side of N. Cedar Bluff Rd.

▶ **APPX. SIZE OF TRACT:** 42.9 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is Fox Lonas Rd., a minor collector street with three lanes of traffic in this area.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Knoxville Catholic High School

▶ **PROPOSED USE:** Revised development plan for Knoxville Catholic High School

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Apartments and tennis facility / PR (Planned Residential) & A (Agricultural)

South: Vacant land / RP-1 (Planned Residential)

East: Residences / RA (Low Density Residential)

West: Vacant land and residences / PC (Planned Commercial) & RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The school site is located in an area with a mix of institutional, recreational and residential development.

STAFF RECOMMENDATION:

▶ **APPROVE the request to amend the master plan for the high school as shown on the attached plans subject to 4 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Compliance with the City of Knoxville's stormwater standards as may be required by the Knoxville Engineering Division.
3. Meeting all applicable requirements of the Knoxville Engineering Division.
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval in the RP-1 (Planned Residential) zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

On May 8, 1997, the Planning Commission approved a master plan for Knoxville Catholic High School which is located adjacent to and east of All Saints Catholic Church. The master plan showed the phased development of the High School. A major issue at the time of the approval was the proposed drainage system for the site. The approved plans for the school included stormwater retention on site. At the time of the approval, the site was subject to Knox County drainage standards. Under the proposed revisions to the master plan the applicant has had to provide the City Engineering Division with an impervious coverage comparison to document if the proposed changes still fall within the original design parameters. If the impervious coverage exceeds the original approval the additional impervious coverage will have to be addressed by the City's stormwater standards.

The primary changes to the master plan include a change in the configuration of the proposed classrooms located at the southern end of the school building near Fox Lonas Rd. and a change in proposed parking. The proposed school wing is actually smaller than the original proposal. Additional parking is also being added south and east of the proposed classroom addition. Some of the parking will replace tennis courts that were originally proposed in that area.

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 plans for expansion of the existing high school will have minimal impact on the adjoining uses especially considering that the site has direct access to a collector and arterial street.

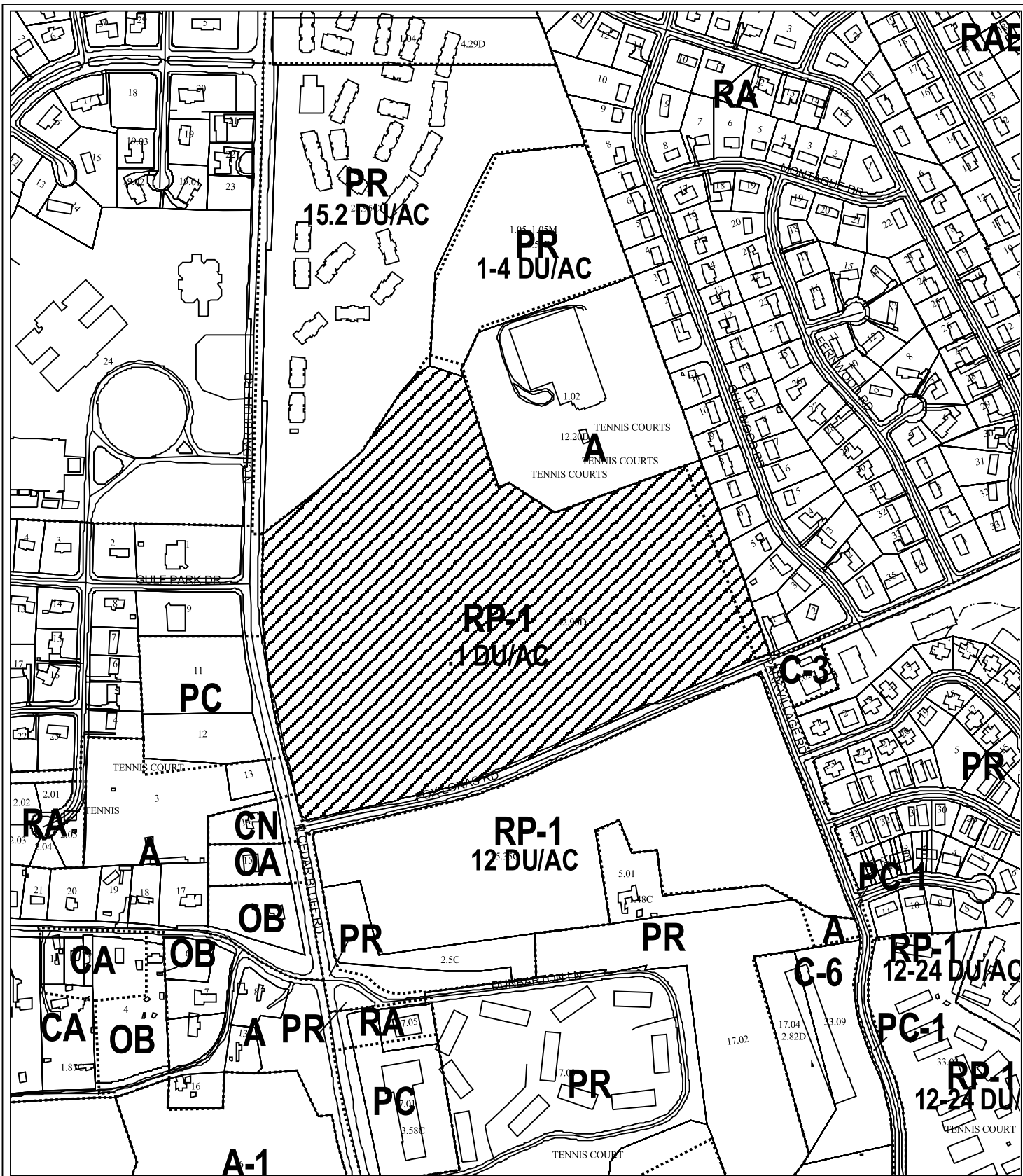
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed revisions to the high school's master plan meet the standards for development within the RP-1 (Planned Residential) zoning district and all other relevant requirements of the Zoning Ordinance.
2. The proposed high school master plan 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 the site has direct access to both minor collector and major arterial streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The Northwest County Sector Plan identifies this property as being within a public institutional area. The Knoxville One Year Plan designates the area as low density residential. The proposed plans for expansion of the high school are consistent with the Sector and One Year Plans.

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.



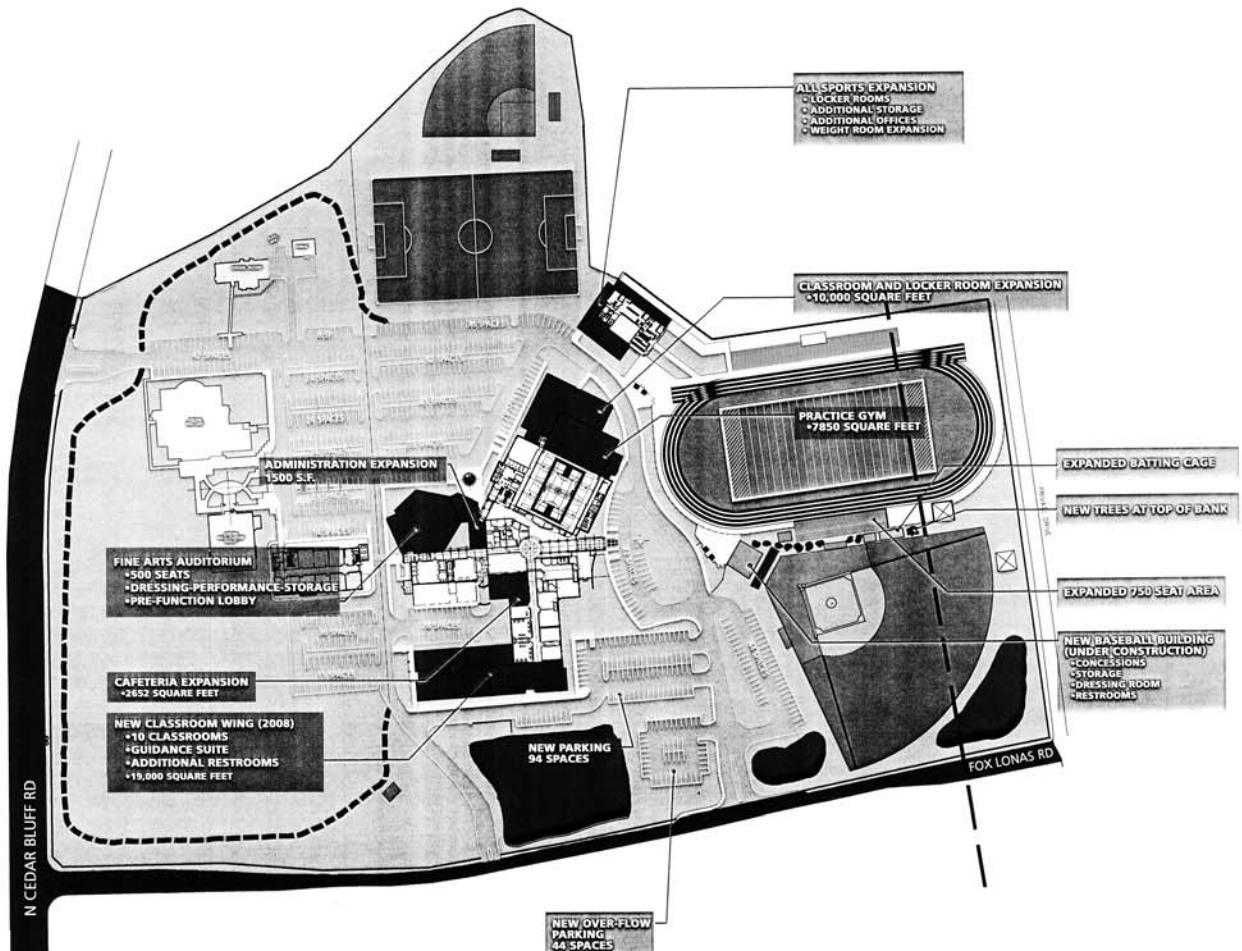
4-J-07-UR
 USE ON REVIEW

Petitioner: Johnson Architecture, Inc.
 by Rick Friel
 Map No: 119
 Jurisdiction: City

 Revised development plan for Knoxville Catholic High School
 in RP-1 (Planned Residential)

Original Print Date: 03/20/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





CATHOLIC COMMUNITY CAMPUS WIDE PARKING SPACES TOTAL:
 511 EXISTING
 94 PROPOSED NEW
 44 PROPOSED OVER-FLOW
 649 FUTURE TOTAL

HIGH SCHOOL PARKING
 Existing Provided 301
 New Proposed 138
 Total 437

PARKING CALCULATIONS:
 SENIOR HIGH STAFF - $75 \times 2/3 = 50$
 STUDENTS - $800 \times 1/5 = 160$
 TOTAL REQUIRED = 210

AUDITORIUM #1
 Existing Gym = $12,900 \text{ S.F.} \times 1/150 = 86 \text{ Spaces}$

AUDITORIUM #2
 Proposed Fine Arts = $10,775 \text{ S.F.} \times 1/150 = 72 \text{ Spaces}$

STADIUM EXISTING
 Linear Feet of Bleacher = $2465 \times 1/12\text{FT} = 206 \text{ Spaces}$

STADIUM EXPANDED
 = $4745 \text{ L.F.} \times 1/12 \text{ FT.} = 396 \text{ Spaces}$

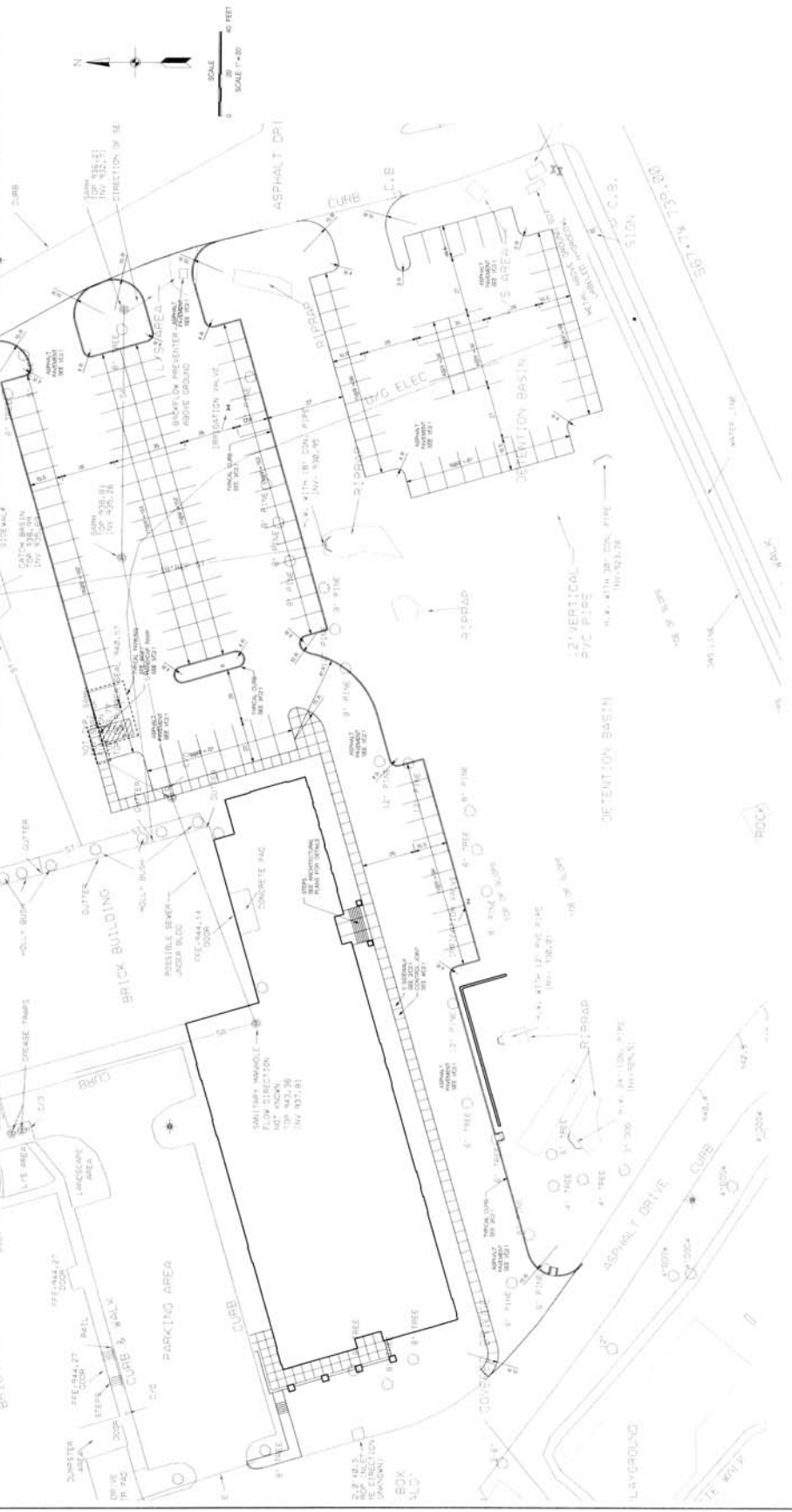


MPC April 12, 2007

KNOXVILLE CATHOLIC HIGH SCHOOL
MASTER PLAN

U.O.R.
 DATE 8-2-07
 REVISED 9-2-07

Agenda Item # 102



U.O.R.
 DATE 7-1-07
 PROJECT NO. C1.1

OWNER: CATHOLIC HIGH SCHOOL
 DESIGNER: JOHNSON ARCHITECTURE
 CONTRACTOR: [REDACTED]
 PROJECT LOCATION MAP - NOT TO SCALE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	ASPHALT DRIVE
[Symbol]	[Symbol]	CONCRETE DRIVE
[Symbol]	[Symbol]	CONCRETE WALKWAY
[Symbol]	[Symbol]	CONCRETE CURB
[Symbol]	[Symbol]	CONCRETE PAD
[Symbol]	[Symbol]	CONCRETE PAVEMENT
[Symbol]	[Symbol]	ASPHALT PAVEMENT
[Symbol]	[Symbol]	GRASS
[Symbol]	[Symbol]	LANDSCAPE
[Symbol]	[Symbol]	UTILITY LINE
[Symbol]	[Symbol]	WATER LINE
[Symbol]	[Symbol]	SEWER LINE
[Symbol]	[Symbol]	STORM SEWER
[Symbol]	[Symbol]	12\"/>

- NOTES**
- SEE ARCHITECTURE FOR BUILDING FOOTPRINTS AND CURB LINES.
 - TOTAL BUILDING AREA AND TOTAL LOT AREA.
 - SEE SITE PLAN FOR UTILITY LINES.
 - SEE SITE PLAN FOR TREE LOCATIONS.
 - SEE ARCHITECTURE FOR BUILDING FOOTPRINTS AND CURB LINES.
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A Classroom Addition for:
KNOXVILLE CATHOLIC HIGH SCHOOL
 9245 Fox Lomas Road
 Knoxville, TN

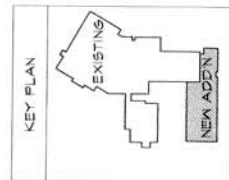
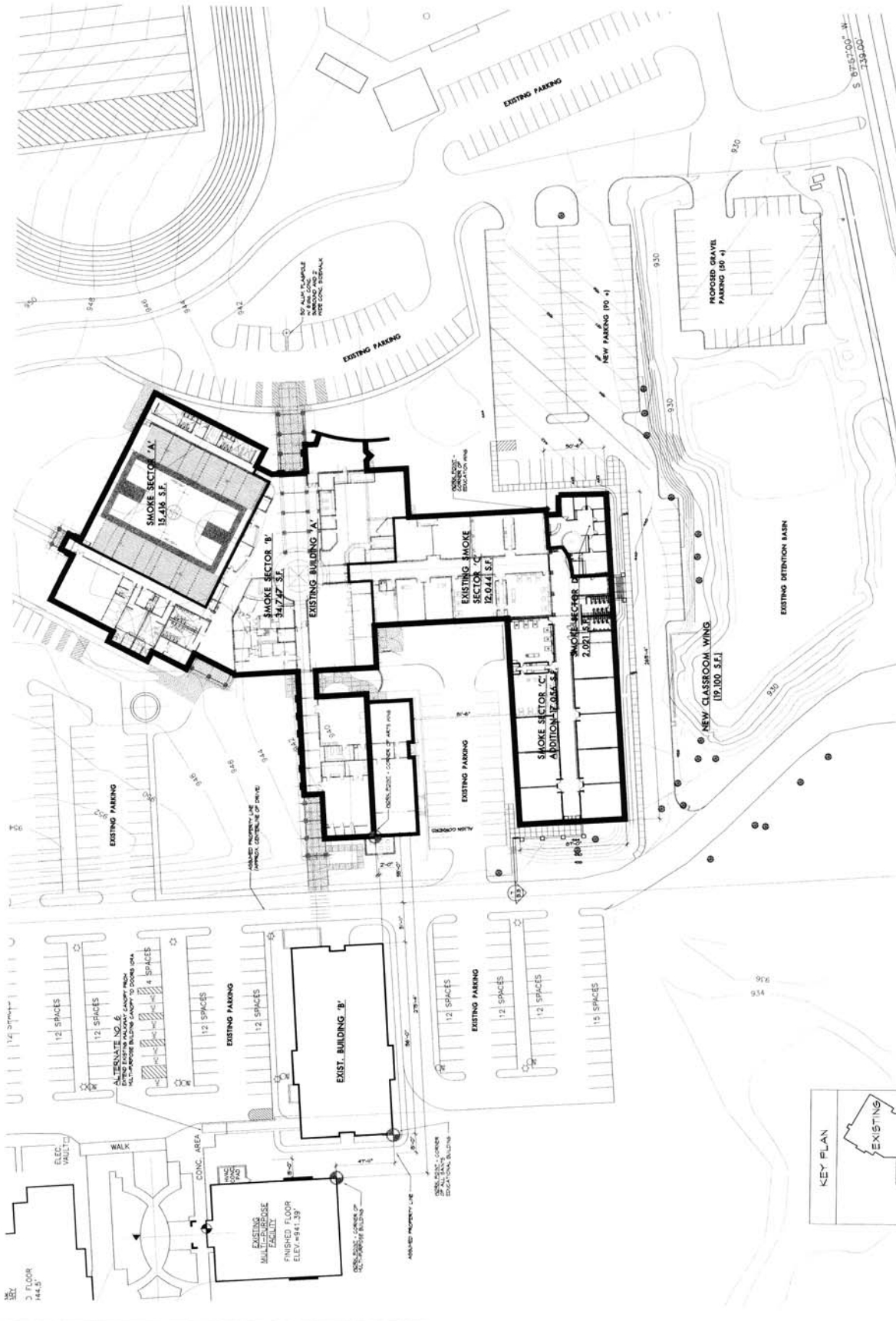
PARTIAL SITE PLAN

REVISIONS:

DATE February 1, 2007
 FILE NAME KCHS-2D
 PROJECT NO. 20066

2.0

U.O.R.
 DATE 4-J-07 U.A.





Johnson Architecture
 10133 Summit Blvd., Suite 400
 Knoxville, TN 37922
 615.511.1312
 www.johnsonarch.com



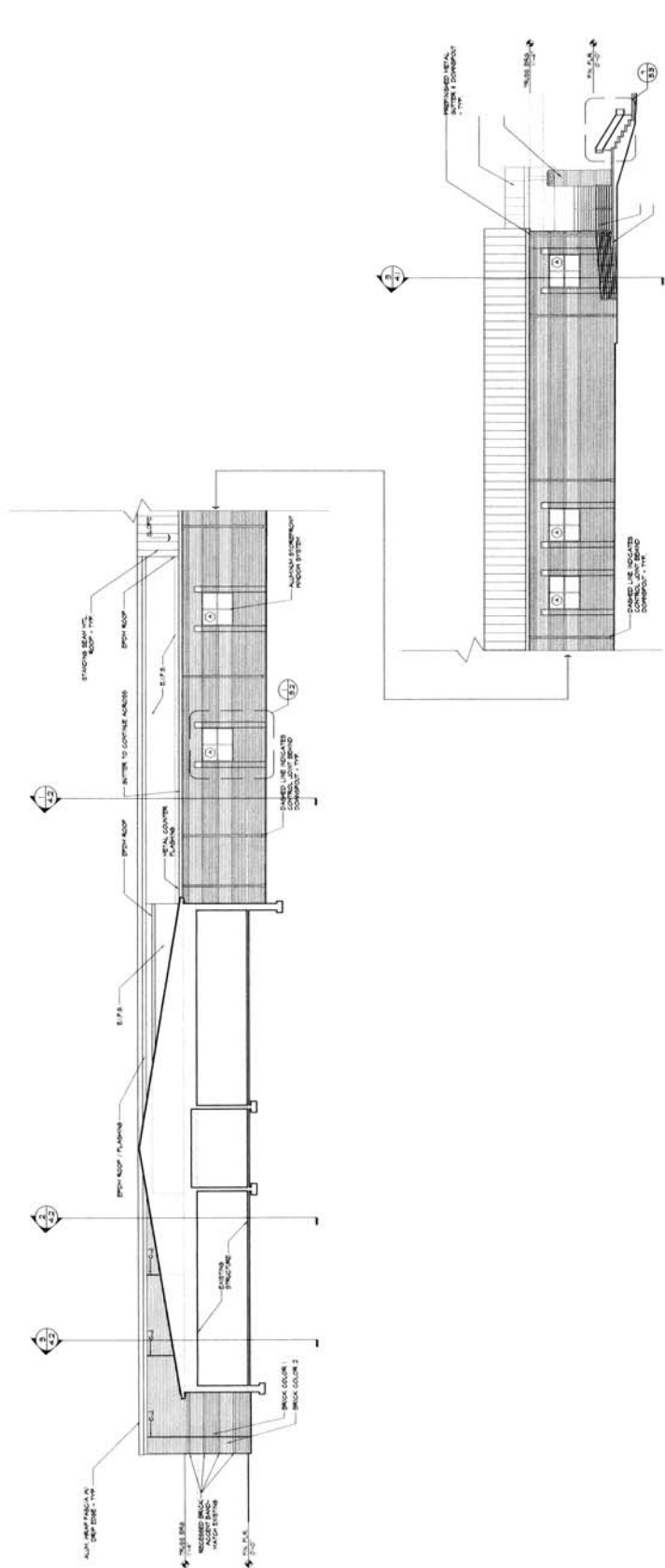
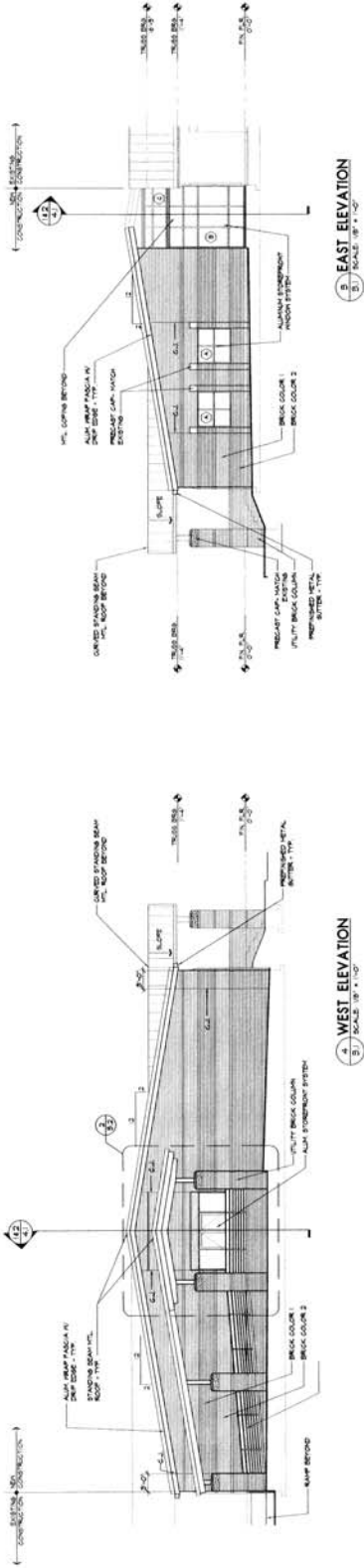
**A Classroom Addition for
 KNOXVILLE CATHOLIC HIGH SCHOOL**
 9245 Fox Lonsas Road
 Knoxville, TN

REVISIONS

REVISIONS

DATE: February 1, 2007
 FILE NAME: KCHS-31
 PROJECT NO: 24006

3.1



U.O.R.
 DATE: 9-3-07-1/2
 SCALE: 1/8" = 1'-0"

NOTES:
 1. REFER TO OTHER DRAWINGS AND CONDITIONS TO WHICH APPLY.
 2. CONTROL JOINT - SEE DET. 45.3
 3. ALUM. SLANT PANELS AT DWP SIDE - 1/2"

NOT SCALE



Classroom Addition for:
KNOXVILLE CATHOLIC HIGH SCHOOL
9245 Fox Lons Road
Knoxville, TN

ELEVATIONS

REVISIONS

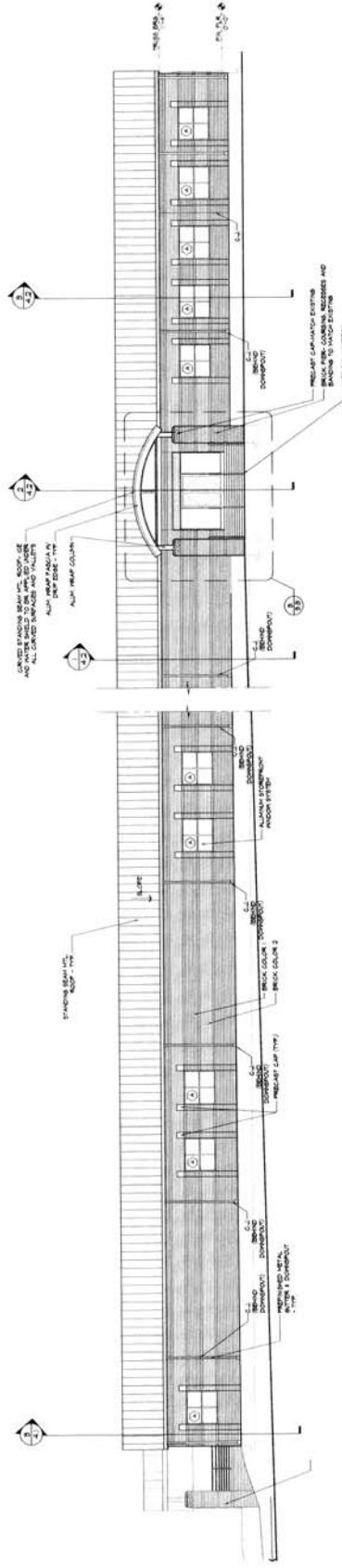
U.O.R.
DATE: February 1, 2007

FILE NAME: KCHS12
PROJECT NO: 20306

DATE: 7-1-07
BY: TJJ

1 SOUTH ELEVATION
3/8" SCALE (8' = 1")

0.1 - CONTROL JOINT - SEE PLS. 493
0.11 - CONTROL JOINT - HIDE CORNER - SEE PLS. 492



3.2

NOT SCALE