



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

▶ **FILE #:** 3-J-07-UR

**AGENDA ITEM #:** 83

**AGENDA DATE:** 3/8/2007

▶ **APPLICANT:** **ULTIMATE MEGA PARTIES, LLC**

**OWNER(S):** DOUGLAS IRWIN

**TAX ID NUMBER:** 59 009

**JURISDICTION:** City Council District 3

▶ **LOCATION:** **South side of Washington Pk., southeast of New Harvest Ln.**

▶ **APPX. SIZE OF TRACT:** **2.77 acres**

**SECTOR PLAN:** North City

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

**ACCESSIBILITY:** Access is via Washington Pk., a minor arterial street with a pavement width of 24' within a 70' wide right-of-way at this location.

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

▶ **ZONING:** **I-2 (Restricted Manufacturing and Warehousing)**

▶ **EXISTING LAND USE:** **Warehouse - vacant**

▶ **PROPOSED USE:** **Private commercial athletic facility**

**HISTORY OF ZONING:** The property was I-2 at the time it was annexed into the City in 1995

**SURROUNDING LAND USE AND ZONING:**  
North: General commercial (Target) & vacant land / PC-1 Commercial & I industrial

South: General commercial (Kohls) & vacant land / C-6 Commercial & I-3 industrial

East: Detached residences & vacant land / R-1 Residential & I-2 industrial

West: Office warehouse / I-2 Industrial

**NEIGHBORHOOD CONTEXT:** Zoning in the area consists of C-6 and PC-1 commercial, I, I-2 and I-3 industrial and R-1 residential. Target and Kohls are the two largest uses in the immediate vicinity. The site is located within a development that contains a number of office/warehouse uses.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for an indoor commercial athletic as shown on the development plan subject to 3 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Provision of a minimum of 13 off street parking spaces.
3. Meeting all applicable requirements of the Knoxville Engineering Dept.

**COMMENTS:**

The applicants are proposing an indoor commercial athletic facility. The proposed location is in a vacant warehouse. This will be a private facility that will be available for prescheduled play and exercise for children.

These exercise periods are supervised by trained individuals. The capacity will be able to accommodate up to 40 children at one time.

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

1. The proposed commercial athletic facility will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed commercial athletic facility is consistent in use with the surrounding low intensity commercial and office uses.

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

1. The proposed commercial athletic facility meets the standards for development within an I-2 (Restricted Manufacturing) district and all other requirements of the Zoning Ordinance.
2. The proposed use 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.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan identifies the property for commercial use. The proposed development is consistent with the Sector.

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.

3-5-07 UR

**Ultimate mega parties LLC DBA Inflatafun Party Zone  
5548 Washington Pike Knoxville, Tennessee.**

Inflatafun is a facility for private pre-scheduled play/exercise time. It is not open to the general public for walk in traffic.

Hours of operation : by appointment only

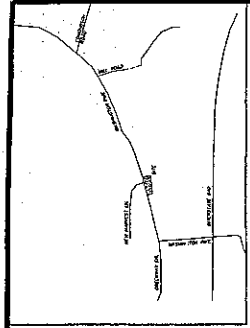
Monday-Friday 4:00 p.m. - 9:00 p.m.

Saturday 9:00 a.m. - 9:00 p.m.

Sunday 12:30 p.m. - 8:00 p.m.

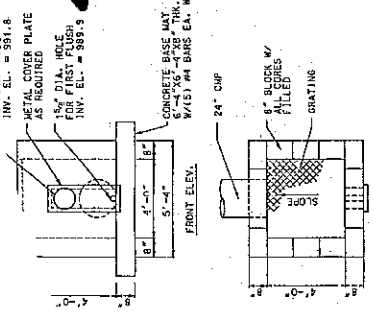
Children bounce, climb, and slide in their own private area supervised by two trained attendants. Capacity ranges from 30 to ~~40~~<sup>50</sup> children with some parents present.

Inflatafun does not have kitchen facilities. A separate room is available for parents to use to serve refreshments and snacks provided by them. It will also include a reception area and a small office. Both with a telephone and computers.



PROPERTY LOCATION

**SITE**



MEIR DETAIL  
NOT TO SCALE

18" DIA. 1/2" THK. INV. EL. = 581.8  
METAL COVER PLATE AS REQUIRED  
15" DIA. HOLE FOR FIRST FLUSH  
INV. EL. = 589.9  
CONCRETE BASE MAT. 6" - 4" X 6" - 4" X 8" THK. 1/2" DIA. 1/2" THK. 1/2" DIA. 1/2" THK.  
24" CURB  
6" SLOPE W/ FILLER  
FILLED  
GRATING

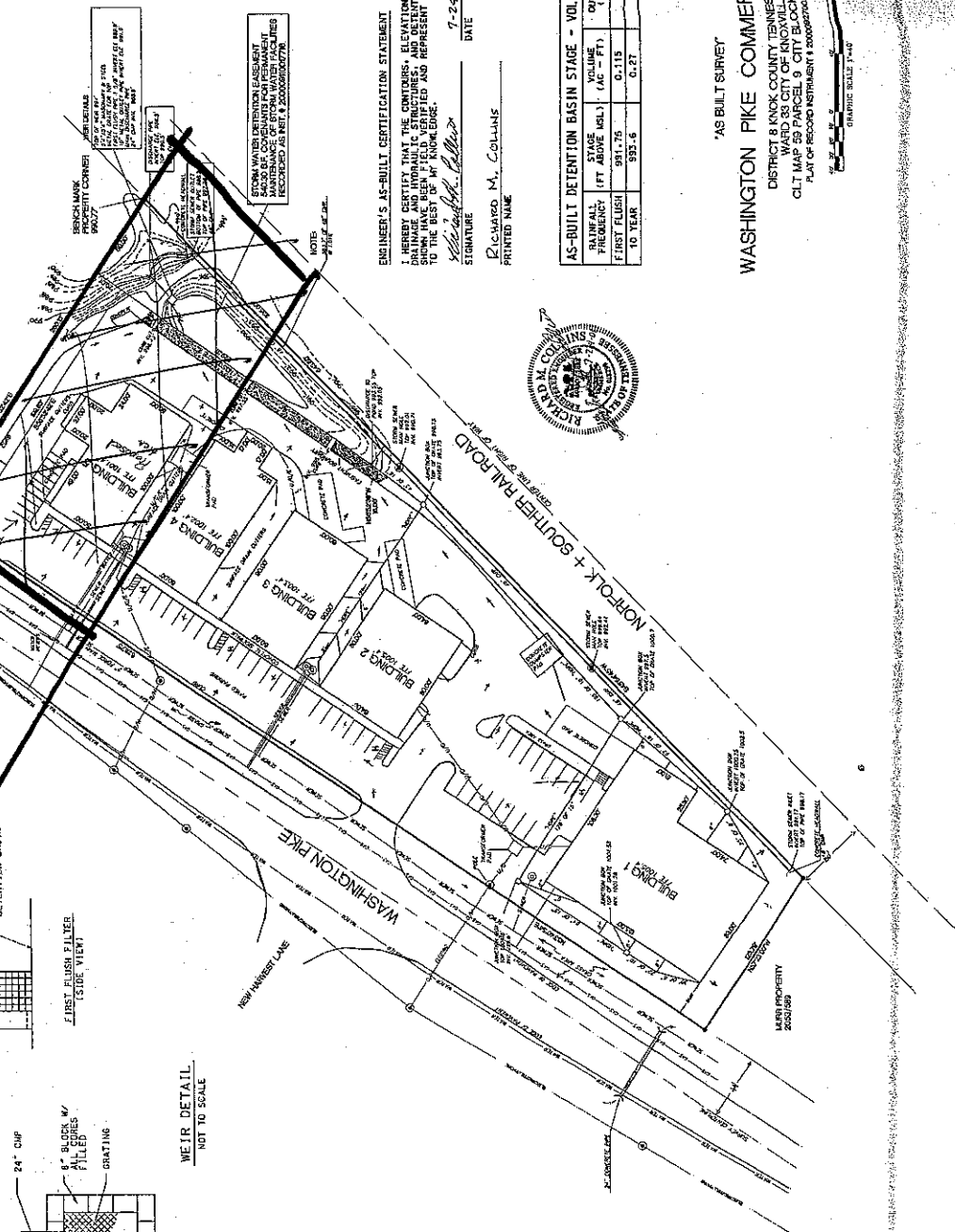
FRONT WALL DETAIL  
18" X 18" REBAR CAGE LINED W/ 1/2" ASPHALTIC CASE TO BE CENTERED ON TOP OF FIRST FLUSH PIPE  
BOTTOM OF DETENTION BASIN

FIRST FLUSH FILTER  
SIDE VIEW

STORM WATER DETENTION EASEMENT  
20' PERMANENT ACCESS EASEMENT  
20' PERMANENT ACCESS EASEMENT  
20' PERMANENT ACCESS EASEMENT

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ENGINEER'S AS-BUILT CERTIFICATION STATEMENT  
I HEREBY CERTIFY THAT THE CONTIGUOUS ELEVATIONS, GRADES, LOCATIONS, DRAINAGE AND HYDRAULIC STRUCTURES, AND DETENTION BASIN VOLUMES TO THE BEST OF MY KNOWLEDGE.

DATE: 7-24-01  
SIGNATURE: [Signature]  
PRINTED NAME: RICHARD M. COLLINS

AS-BUILT DETENTION BASIN STAGE - VOLUME DISCHARGE TABLE	STAGE ELEVATION (FT ABOVE MSL)	VOLUME (CU FT)	DISCHARGE RATE (GPM)	TO YEAR
FIRST FLUSH	581.75	0.115	0	N/A
TO YEAR	585.6	0.27	3.4	4.2

AS BUILT SURVEY  
**WASHINGTON PIKE COMMERCIAL PARK**

DISTRICT 8 KNOX COUNTY, TENNESSEE  
CLT MAP # 20 PARCEL 9, CITY BLOCK 28975  
PLAT OF RECORD INSTRUMENT # 2000091000776



DRAWING # 1024

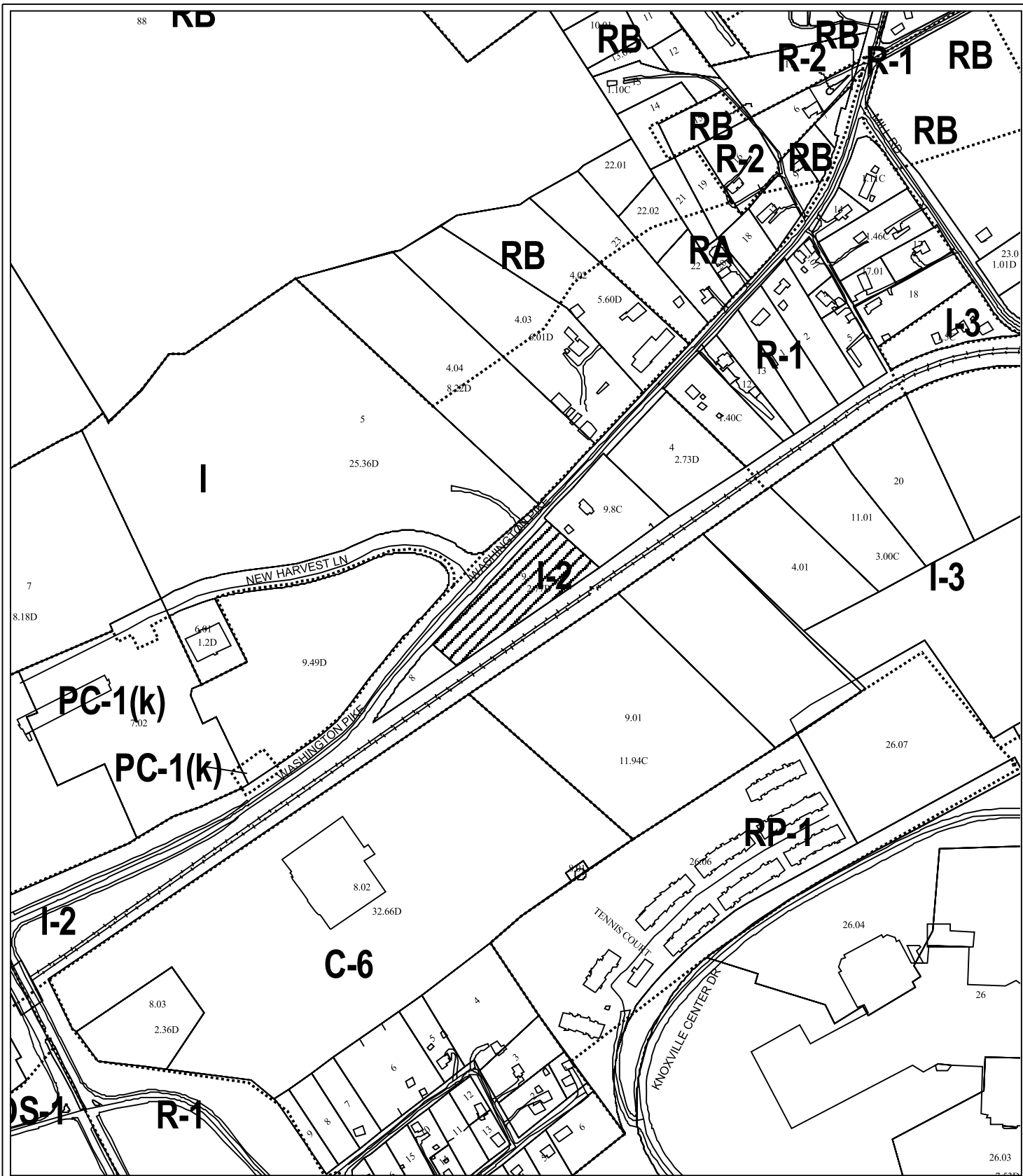
**KEY NOTES**  
1. PROPERTY BOUNDARIES AND DRAINAGE EASEMENT INSIDE BOUNDARIES.  
2. REFERENCE INSTRUMENT # 2000091000776  
3. AREA OF SITE 2.767 ACRES  
4. FOR COVENANTS FOR MAINTENANCE FOR WATER FACILITIES INST. # 2000091000776

DEVELOPER  
LAS IRWIN JANE  
P.O. BOX 3786  
29-0102


- LEGEND**
- PROPERTY BOUNDARY
  - POWER POLE
  - STORM SEWER MAN HOLE
  - MANHOLE BOX FOR UNDERGROUND GUTTERS
  - WATER MAIN
  - WATER
  - SEWER
  - UNDERGROUND ELECTRICAL
  - OVERHEAD ELECTRICAL

**RONNIE KEENER**  
PROFESSIONAL LAND SURVEYOR  
No. 10000  
10000

3-5-07-uk



3-J-07-UR  
USE ON REVIEW

 Private commercial athletic facility in I-2 (Restricted Manufacturing and Warehousing)

Original Print Date: 02/22/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Ultimate Mega Parties, LLC

Map No: 59

Jurisdiction: City

