

▶ **FILE #:** 5-F-07-UR

AGENDA ITEM #: 90

AGENDA DATE: 5/10/2007

▶ **APPLICANT:** LIFE SAVERS, INC. / CITY OF KNOXVILLE PARKS & RECREATION DIVISION

OWNER(S): BOBBY MOORE BISHOP
 JEANA PARTIN
 FRANKIE SLAY
 DEREK TATE

TAX ID NUMBER: 82 L E 037 & 038

JURISDICTION: City Council District 6

▶ **LOCATION:** Northeast side of Pickering St., southeast of Wimpole Ave.

▶ **APPX. SIZE OF TRACT:** 0.57 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Pickering St., a minor collector street with a 17' pavement width within a 60' right-of-way.

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

▶ **ZONING:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant residences

▶ **PROPOSED USE:** Neighborhood recreational facility

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 (Low Density Residential)

South: Residences / R-1 (Low Density Residential)

East: Residences / R-1 (Low Density Residential)

West: Church & residences / R-1A & R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This site is located in a low to medium density residential area that has developed under R-1 and R-1A zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a neighborhood recreational facility in an R-1 (Low Density Residential) zoning district, subject to the following 6 conditions:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Providing required parking or obtaining a variance from the Knoxville Board of Zoning Appeals.
3. Meeting all applicable requirements of the City of Knoxville Building and Inspection Division regarding the use of the existing structures.
4. Repairing or rebuilding the fence located around the proposed play area.

5. Meeting all applicable requirements of the Knox County Health Department.
6. Meeting all applicable requirements of the Knoxville Fire Marshall.

With the conditions noted, this request meets the requirements for approval of a use-on-review in the R-1 zoning district.

COMMENTS:

Life Savers, Inc., a non-profit organization, is partnering with the City of Knoxville Parks and Recreation Division in this request for a neighborhood recreational facility to be located on Pickering St. The property is zoned R-1 and recreational facilities are a use on review in the R-1 zoning district.

The applicants are proposing to provide indoor and outdoor recreational activities for neighborhood children and adults. They anticipate to serve an enrollment of up to 40 children and adults. There are two existing dwellings located on the property that are proposed to be converted into an office and an indoor activity area. Both structures appear to require significant repair. The applicant will be required to demolish the existing structures or bring them up to current building code requirements enforced by the City of Knoxville.

According to the City of Knoxville Building and Inspections Division, the applicant will be required to provide a minimum of 25 parking spaces to serve the proposed use. Since the proposed use will primarily cater to neighborhood residents who will walk to the facility, staff would support a variance to reduce the required number of parking spaces if they are unable to meet the requirement.

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

1. The request will have a minimal impact on street traffic since this facility will serve mainly neighborhood residents who will walk to the facility.
2. The request will not place any additional demand on schools.
3. Public water and utilities are in place to serve the site.

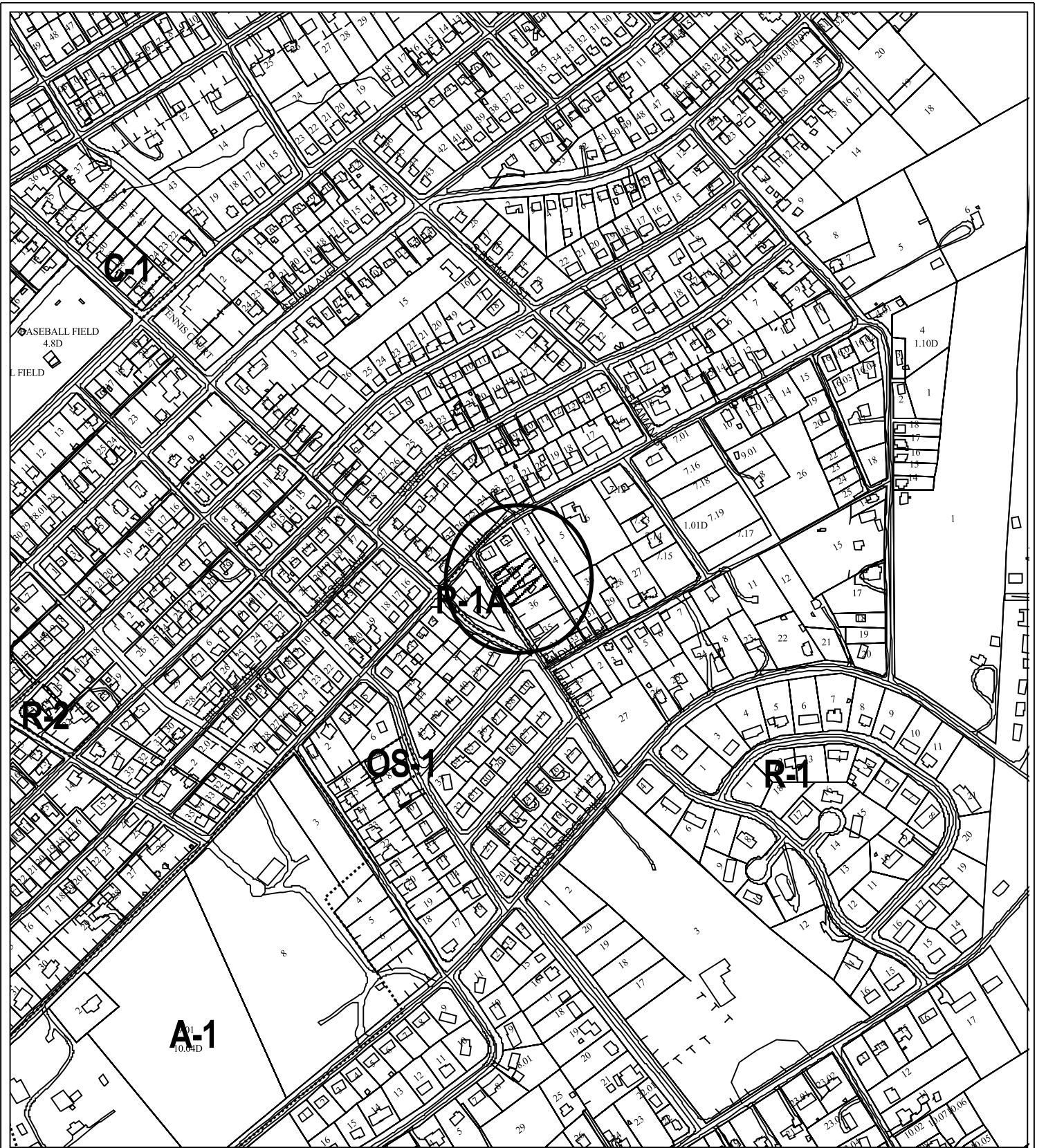
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposal is consistent with all requirements for the R-1 zoning district, as well as other criteria for approval of a use on review.
2. The proposed neighborhood recreational facility is consistent with the following general 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.


CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan and the East City Sector Plan propose low density residential uses for the subject property.
2. The current R-1 zoning of the property permits consideration of recreational facilities as a use on review.

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.



**5-F-07-UR
CONCEPT PLAN/USE ON REVIEW**

 Neighborhood recreational facility. in R-1 (Low Density Residential)

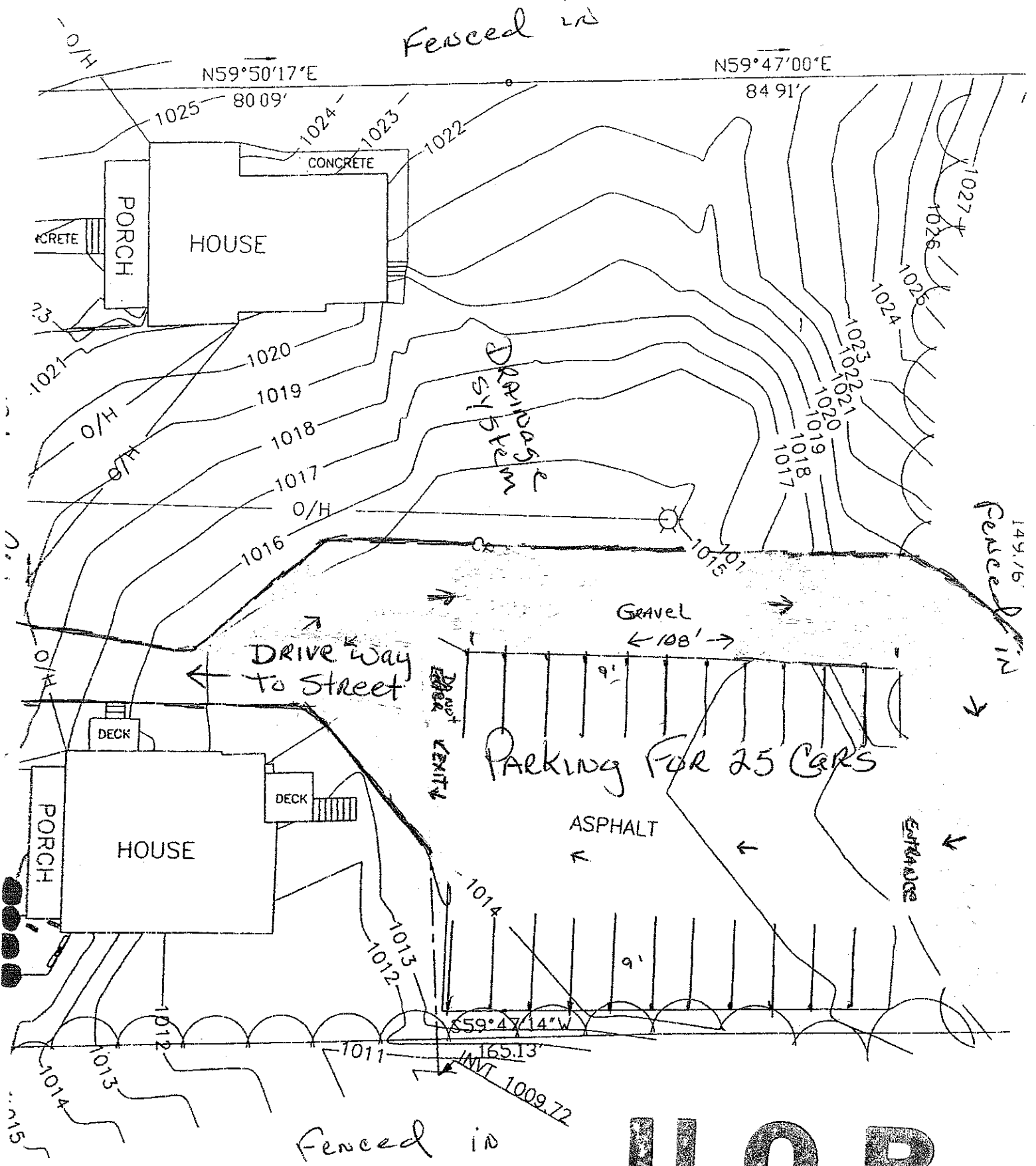
Original Print Date: 04/25/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Life Savers, Inc. / City of
Knoxville Parks & Recreation
Division

Map No: 82

Jurisdiction: City





U.O.R.

DATE 4/26/07 Agenda Item # 90

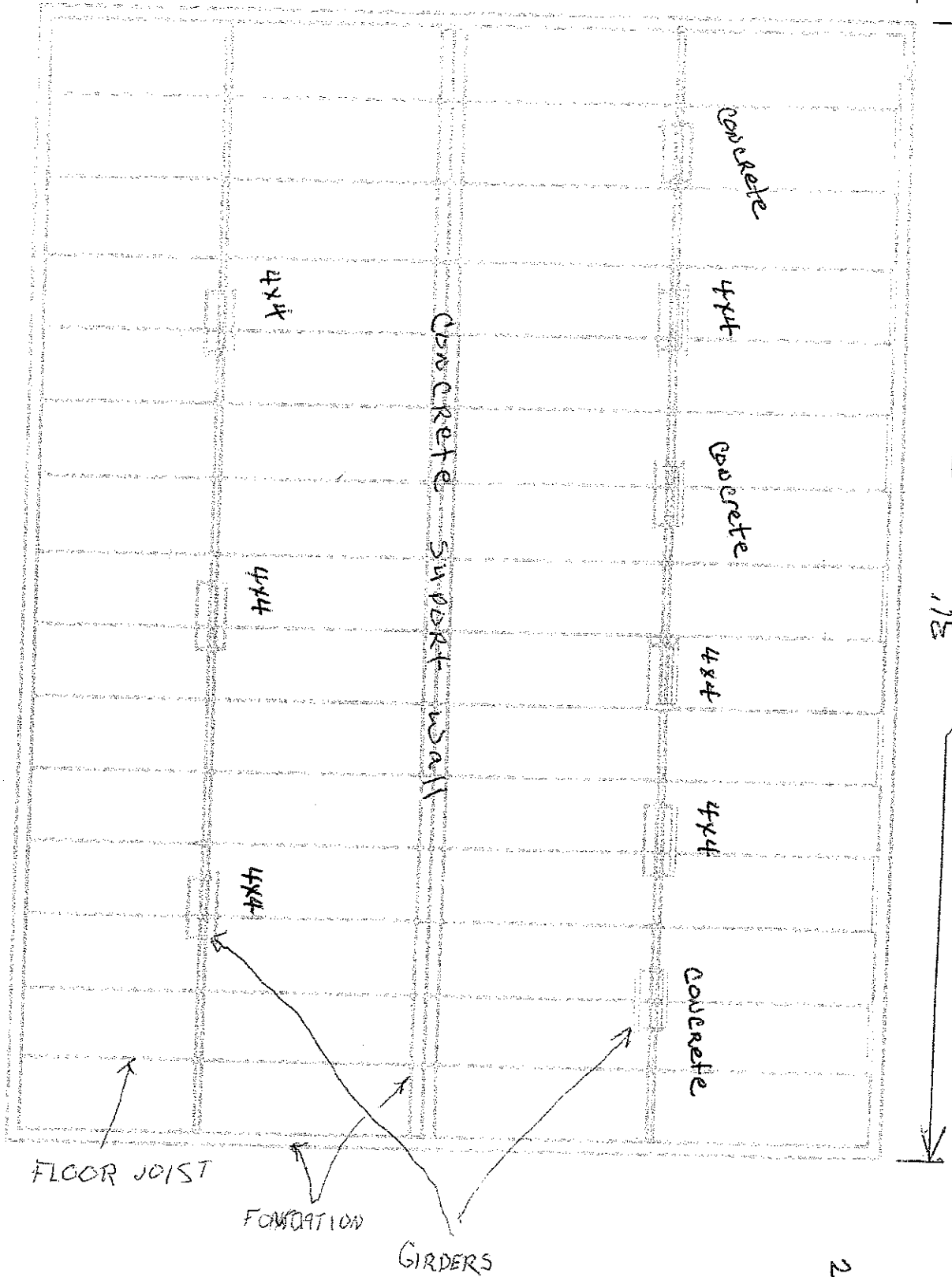
REVISED

U.O.R.
 May 10, 2007

Pickering St.

32

31



5-F-07-WR

2x8 OAK
Joists
3/4" center

