



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

▶ **FILE #:** 5-F-08-UR

AGENDA ITEM #: 71

AGENDA DATE: 5/8/2008

▶ **APPLICANT:** JOHNSON ARCHITECTURE, INC./ KNOXVILLE CATHOLIC HIGH SCHOOL

OWNER(S): KNOXVILLE CATHOLIC HIGH SCHOOL

TAX ID NUMBER: 119 001.01

JURISDICTION: City Council District 2

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

▶ **APPX. SIZE OF TRACT:** 42.9 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

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

WATERSHED: Ten Mile Creek & Turkey Creek

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

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

▶ **PROPOSED USE:** Expansion of field house and training facility at 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: Tennis facility and residences / A (Agricultural) & RA (Low Density Residential)

West: Church, business uses and vacant land / RA (Low Density Residential), PC (Planned Commercial) & A (Agricultural)

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

STAFF RECOMMENDATION:

▶ **APPROVE the amendment to the master plan for Knoxville Catholic High School for the expansion of the field house and training facility including the reduction of the peripheral setback as shown on the development plan, 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:

The applicant is requesting an amendment to the Master Plan for Knoxville Catholic High School that was originally approved by the Planning Commission on May 8, 1997 and modified on April 12, 2007. While the approved Master Plan showed an addition to the athletic field house, recent growth in the school's athletic programs has necessitated a re-evaluation of the facility and a redesign to accommodate present and future needs.

In the redesign of the field house and training facility the applicant has shown an encroachment into the required 25' peripheral setback in order to avoid an impact on the existing soccer field. The majority of the building will be 16' to 22' from the property line. At one corner of the property the building will only be 5' from the property line. The Knoxville Zoning Ordinance allows the Planning Commission to consider and approve a reduction of the required setback in the RP-1 District. A letter from the applicant outlining their reasons for the setback reduction has been attached. Since the proposed building expansion adjoins a tennis facility and telecommunications tower site, Staff sees no negative impact from the setback reduction and is recommending approval.

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 field house and training facility will have minimal impact on the adjoining uses considering that the site has direct access to a collector and arterial street. The reduction of the peripheral setback adjoining the tennis facility should be minimal since the uses are very similar.

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

1. The proposed revision to the high school's master plan meets the standards for development within the RP-1 (Planned Residential) zoning district and all other relevant requirements of the Zoning Ordinance with the proposed conditions and approval of the peripheral setback.
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.

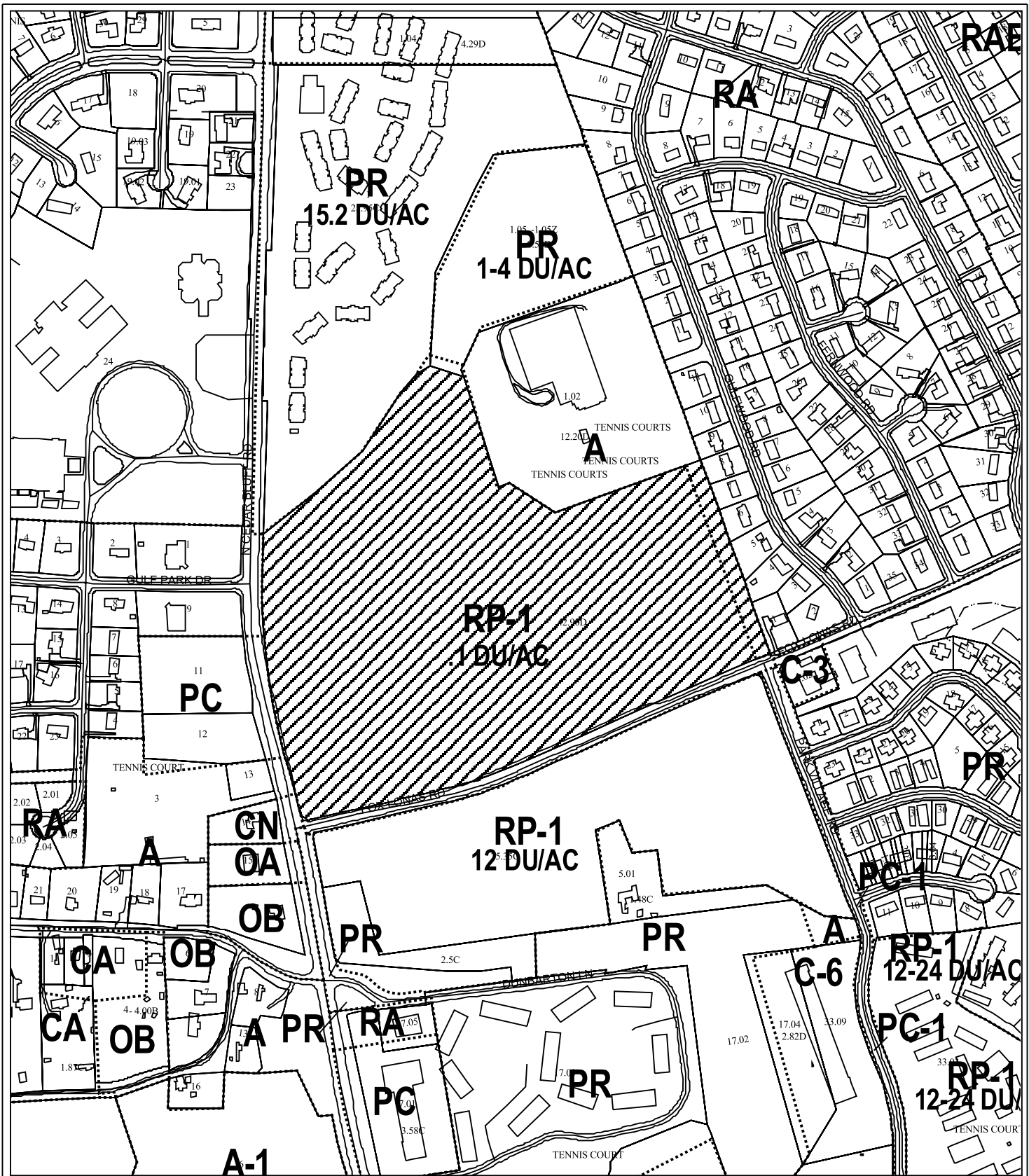
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.


ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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-08-UR
 USE ON REVIEW

 Expansion of fieldhouse in RP-1 (Planned Residential) with request for reduction of peripheral setback.

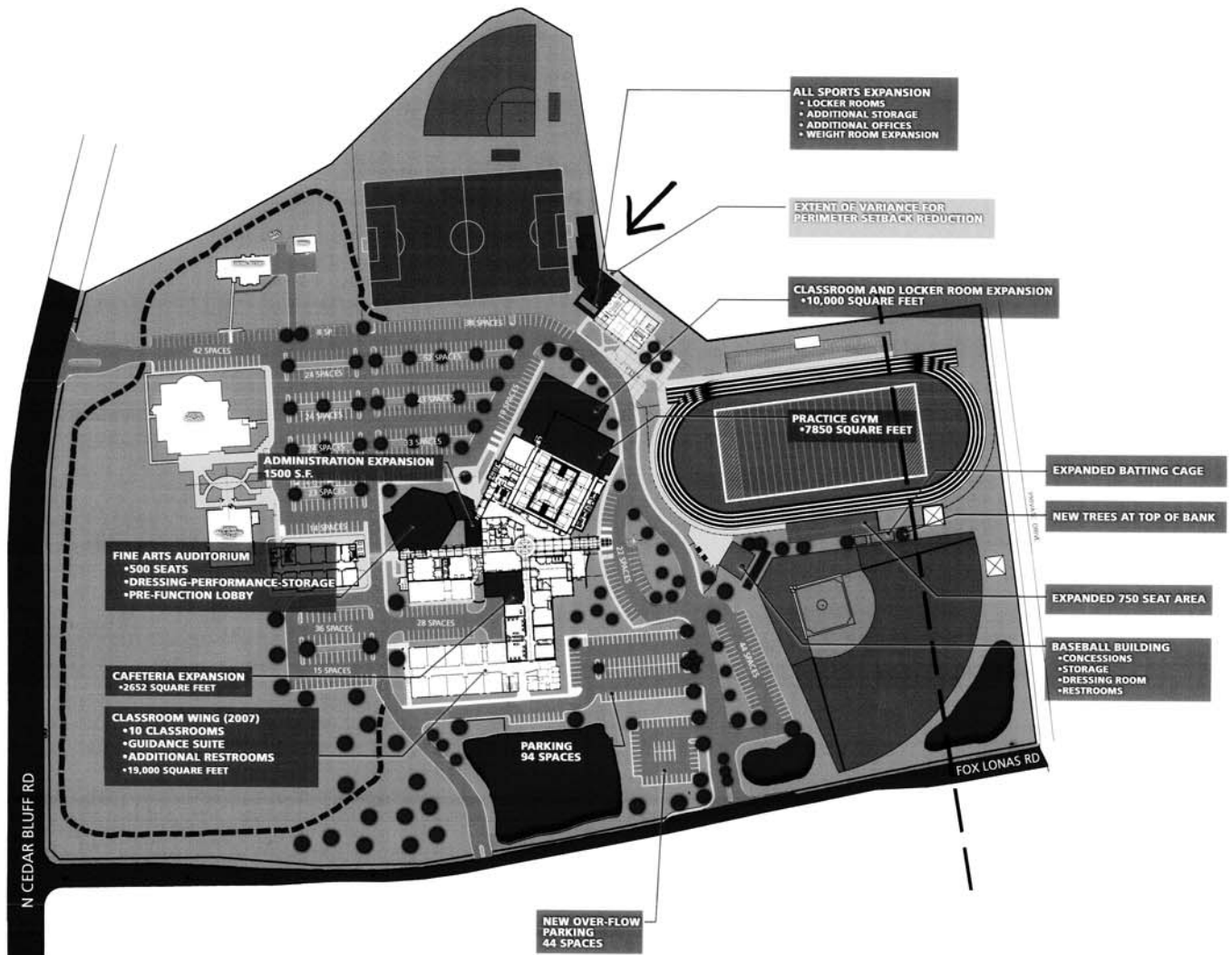
Original Print Date: 04/22/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Johnson Architecture, Inc./
 Knoxville Catholic High School

Map No: 119

Jurisdiction: City





**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 x 2/3 =	50
	STUDENTS	-	800 x 1/5 =	160
	TOTAL REQUIRED			= 210

AUDITORIUM #1
Existing Gym = 12,900 S.F. x 1/150 = 86 Spaces

AUDITORIUM #2
Proposed Fine Arts = 10,775 S.F. x 1/150 = 72 Spaces

STADIUM EXISTING
Linear Feet of Bleacher = 2465 x 1/12FT = 206 Spaces

STADIUM EXPANDED
= 4745 L.F. x 1/12 FT. = 396 Spaces



**Johnson
Architecture**

10133 Sherrill Boulevard, Suite 100
Knoxville, Tennessee 37932
865-671-9060
www.jahc.com

S-F-08-UR

KNOXVILLE CATHOLIC HIGH SCHOOL

MASTER PLAN

S-F-08-UR
U.O.R.
DATE _____





Johnson
Architecture
1111 Fox Lons Road
Knoxville, TN 37923
Phone: 865.525.7575
Fax: 865.525.7574



**AN EXPANSION FOR
PARIS FIELDHOUSE TRAINING FACILITY**
9245 Fox Lons Road
Knoxville, Tennessee 37923

DATE: 04/28/08
FILE NAME: PLOT 010
PROJECT NO: C1.1

REVISIONS

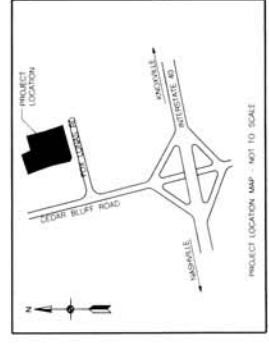
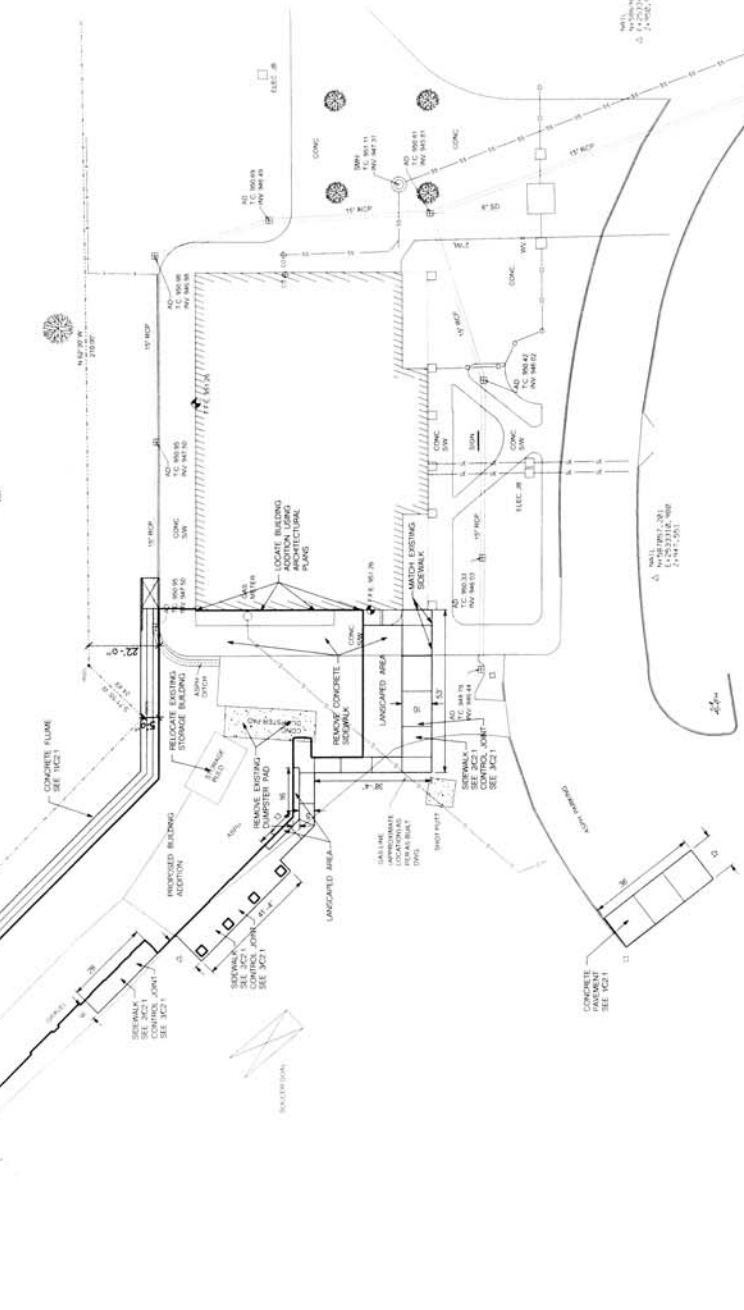
DATE: 04/28/08
FILE NAME: PLOT 010
PROJECT NO: C1.1

C1.1

LEGEND

EXISTING	PROPOSED
SPRING CONTOUR TYPICAL	1" = 48" = 4"
SPOT ELEVATION	1" = 48" = 4"
STRUCTURE	1" = 48" = 4"
PROPERTY LINE	1" = 48" = 4"
EASEMENT	1" = 48" = 4"
EDGE OF PAVEMENT	1" = 48" = 4"
STUMP (MAIN)	1" = 48" = 4"
STUMP (SIDE)	1" = 48" = 4"
PORTABLE WATER	1" = 48" = 4"
NATURAL GAS	1" = 48" = 4"
OVERHEAD ELECTRICAL	1" = 48" = 4"
MANHOLE	1" = 48" = 4"
WATER METER	1" = 48" = 4"
FIRE HYDRANT	1" = 48" = 4"
SURFACE FLOW	1" = 48" = 4"
SILT FENCING	1" = 48" = 4"
STAINED MATERIALS	1" = 48" = 4"
CLUB	1" = 48" = 4"
CATCH BASIN	1" = 48" = 4"
CONCRETE FARMAMENT	1" = 48" = 4"
ASPHALT FARMAMENT	1" = 48" = 4"
REI IMP	1" = 48" = 4"

- NOTES:**
- USE HIGH SCHOOL ZONING (R-1) WAD 47 BLOCK 4735 CLT TRIMM
 - TOTAL BUILDING AREA 4330 ADDITION 1 STOP
 - TOTAL SITE AREA 46 ACRES
 - DEED REFERENCE 288-07
 - NO CONFLICTS WITH ADJACENT PROPERTY
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OWNER: FOX LONS HIGH SCHOOL
3945 FOX LONS RD
KNOXVILLE, TN 37923
PHONE: 865-525-7575
CONTACT: JEFFREY CHRIS MICHELSON
CONTRACTOR
MICHELSON & ASSOCIATES
121 BRENWOOD DR
KNOXVILLE, TN 37923
PHONE: 865-525-7575
CONTACT: WALL BURBANK

PLOT SCALE



Johnson Architecture
 10113 Dunwoody Blvd., Suite 100
 Atlanta, GA 30328
 404.252.1234



An Expansion for:
FARIS FIELD HOUSE TRAINING FACILITY
 9245 Fox Lons Road
 Knoxville, Tennessee 37923

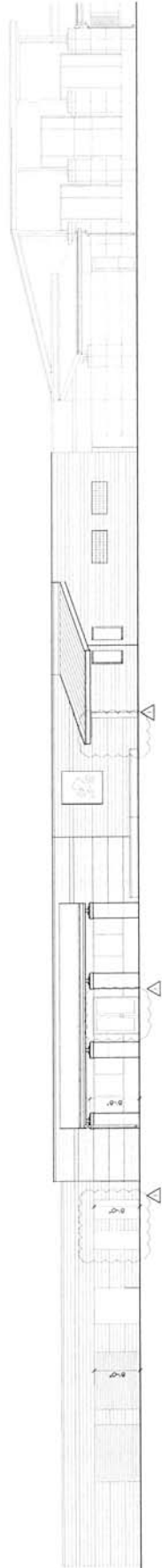
ALUMINIUM
 EXTERIOR ELEVATIONS

REVISIONS
 1. 10/24/07 12 2007

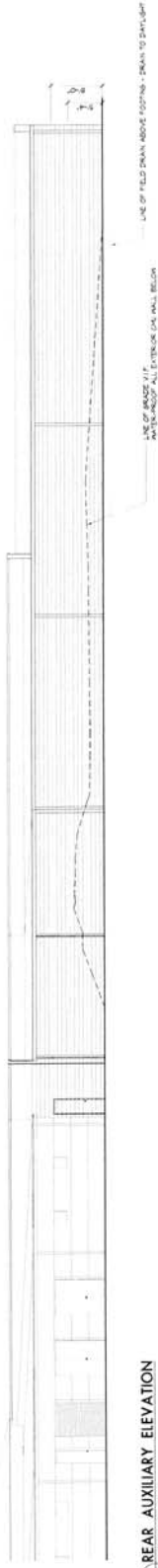
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 FILE NAME:
 PROJECT NO.:

3.2

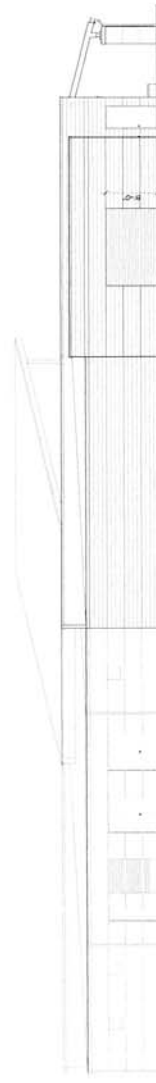
U.O.R.
 DATE: 5-F-08-UK



1 FRONT AUXILIARY ELEVATION
 3/2 SCALE: 1/8" = 1'-0"



2 REAR AUXILIARY ELEVATION
 3/2 SCALE: 1/8" = 1'-0"



3 LEFT AUXILIARY ELEVATION
 3/2 SCALE: 1/8" = 1'-0"



Johnson
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1011 University Ave, Suite 100
Knoxville, TN 37921-1000
615.523.3889



An Expansion for:
FARIS FIELD HOUSE TRAINING FACILITY
9245 Fox Lonas Road
Knoxville, Tennessee 37923

EXTERIOR ELEVATIONS

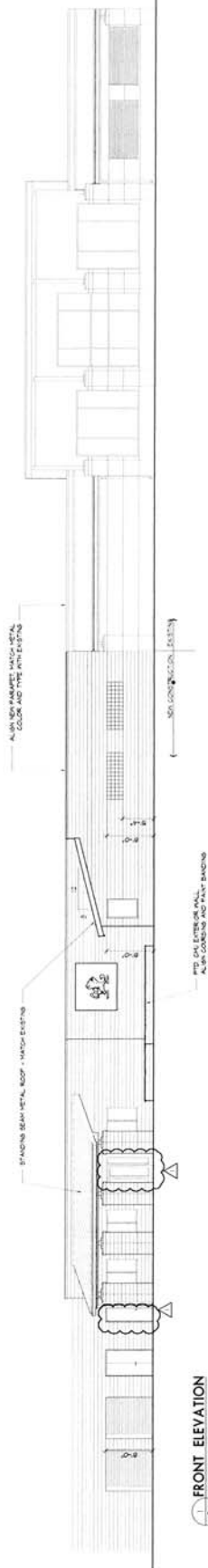
REVISIONS

△ REVISION NO. 12 2008

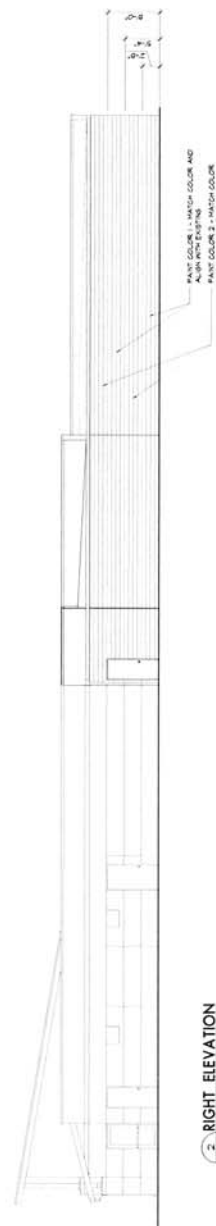
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FILE NAME:
PROJECT NO.:

3.1

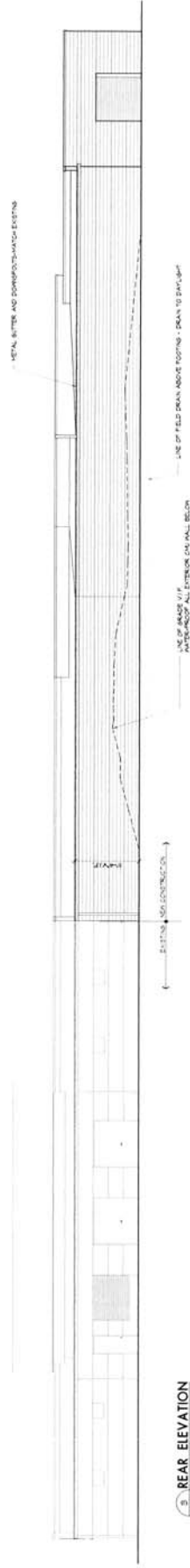
U.O.R.[®]
DATE: 5-F-08-VJR



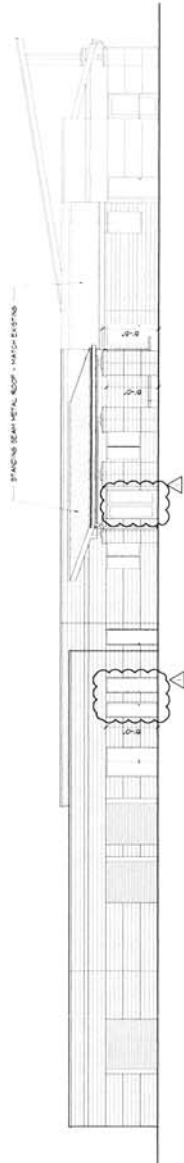
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



Johnson
Architecture

5-F-08-UR

April 24, 2008

Thomas Brechko, AICP
Knoxville-Knox County Metropolitan Planning Commission
Suite 403; City County Building
400 Main Street
Knoxville, TN 37902

RE: KCHS Faris Field House Training Facility

Dear Mr. Brechko:

Johnson Architecture, Inc. has submitted for review a new revised Master Plan for the Catholic Community Campus on behalf of Knoxville Catholic High School. The revised master plan modifies the layout for the athletic field house in order to accommodate the present and presumed future needs of the school's athletic programs.

We are requesting a variance to reduce the perimeter setback at the property line immediately adjacent to the proposed field house addition. At one irregular point on the peripheral boundary, the proposed building is 5'-0" away from the property line. The remaining portion of the building is set 16'-0" to 22'-0" from the property line.

Previous versions of the master plan did not account for the extent of growth that the Knoxville Catholic High School athletic program has experienced. The previous master plans allowed for an expansion to increase the size of the existing weight room and add additional locker rooms. Due to the growth of both male and female athletics at the school, the program now requires a second, separate, weight room for male athletics, predominately supporting the football program. The existing weight room is to be maintained for use for female athletics and weight lifting classes offered as part of the educational curriculum.

Circulation paths inside and outside the building as well as egress requirements, associated with the layout of new programmed requirements, are not obtainable in the previous master plan proposal. The additional locker rooms and storage facilities, each requiring access/egress points, also call for more exterior wall needs than the previous layout would allow.

Where dreams and design intersect

The revised master plan, as submitted, proposes that the addition to the field house skirt the existing soccer field and northeast property line. The periphery boundary variance is requested in order to place the programmed functions supporting athletics on the site adjacent to the existing athletic fields without encroaching on the regulation size requirement of each field.

We are hopeful that the reviewing bodies will agree that the variance requested will have no effect on the adjacent property owner in regard to use of property. If you have any questions or need clarification on any elements of the master plan or the requested variance, please do not hesitate to call me at 671-9060.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick C. Friel". The signature is stylized and cursive.

Rick C. Friel, AIA