

▶ **FILE #:** 11-A-08-UR

AGENDA ITEM #: 72

AGENDA DATE: 11/13/2008

▶ **APPLICANT:** CITY OF KNOXVILLE
 OWNER(S): CITY OF KNOXVILLE ENGINEERING

TAX ID NUMBER: 58 K D 008

JURISDICTION: City Council District 5

▶ **LOCATION:** Southwest side of Knox Rd., southeast side of Maple Dr.

▶ **APPX. SIZE OF TRACT:** 0.9 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Maple Dr., a local street with a pavement width of 19' within a 40' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** R-2 (General Residential) / F-1 (Floodway)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Skate park and recreational area

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Businesses / PC-1 and C-3 commercial

South: Creek & residences / R-1 residential and F-1 floodway

East: Businesses / PC-1 and C-3 commercial

West: Creek & residences / R-1 residential and F-1 floodway

NEIGHBORHOOD CONTEXT: Property in the area is zoned PC-1 and C-3 commercial, R-2 and R-1 residential and F-1 floodway. Development in the area consists of businesses to the east and north of the site. Dwellings are located on Maple Dr. west of the creek.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a public park at this location as shown on the development plan subject to 5 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering
3. Meeting all applicable requirements of the Knoxville Stormwater Control Ordinance
4. Meeting all applicable requirements of the Knox County Health Dept.
5. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits

COMMENTS:

The City of Knoxville is proposing to develop a "skate park" at the corner of Knox Rd. and Maple Dr. The site is currently zoned R-2 residential and F-1 floodway. The site is currently vacant and contains a number of mature trees. The plan as presented maintains a number of the existing trees on the site. Land disturbance is limited to the northeastern portion of the property. First Creek forms the southwestern boundary of the site. The creek and its associated floodway will serve to buffer the residences on Maple Dr. from the impacts of the proposed park.

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

1. Public water and sewer utilities are available to serve the site.
2. As proposed the proposed park will have minimal impact on the existing infrastructure or nearby residences.

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

1. With the recommended conditions, the proposal meets all requirements of the R-2 and F-1 zoning districts as well as the general criteria for approval of a use-on-review.
2. The proposed development 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 since the development is located on a collector street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

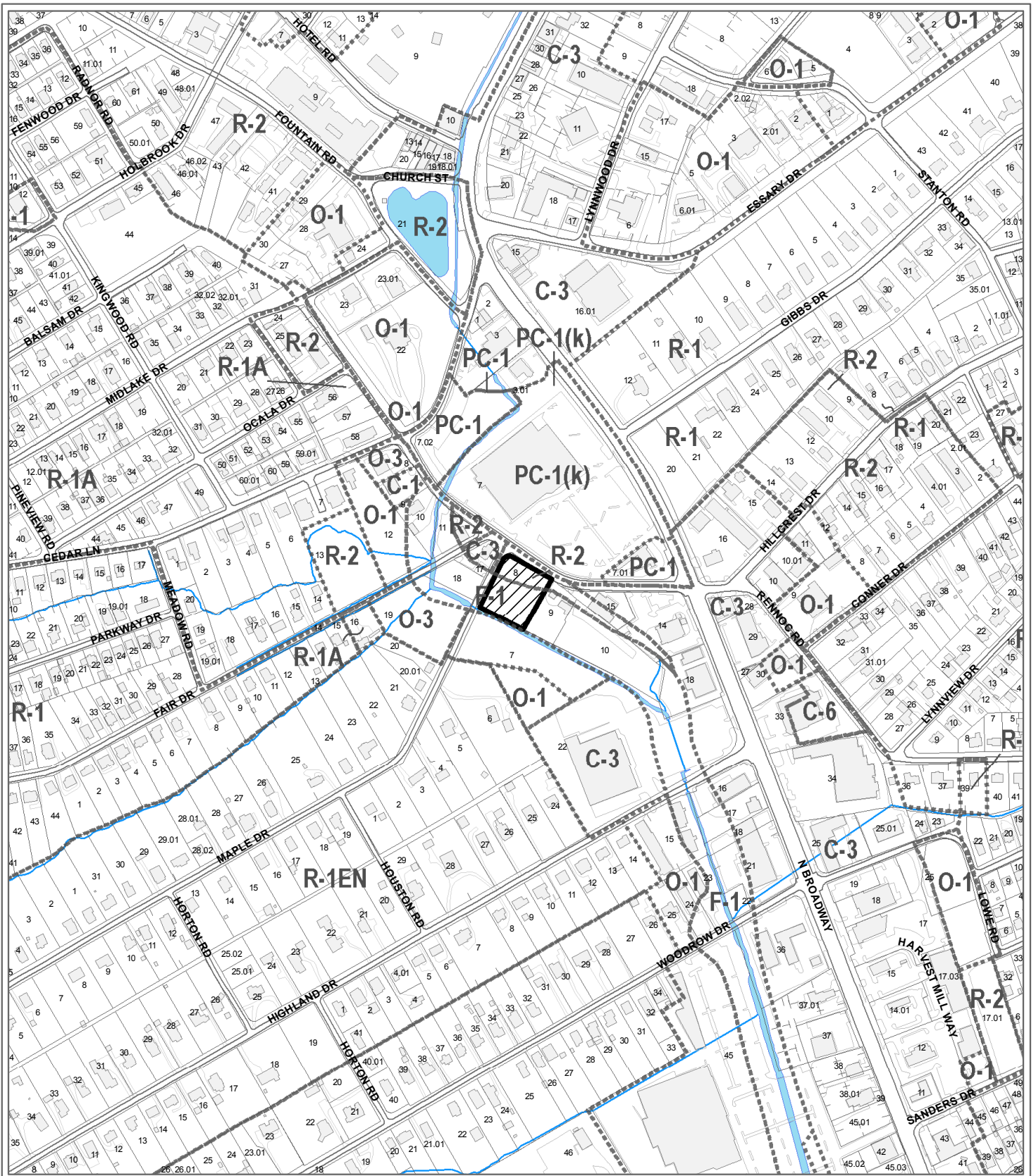
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North City Sector Plan proposes stream protection uses for the site. The development as proposed complies with the Sector Plan and the current zoning of the site.
2. The site is located within the City of Knoxville on the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

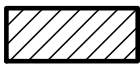
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



**11-A-08-UR
USE ON REVIEW**



Skate park and recreational area in R-2 (General Residential) / F-1 (Floodway)

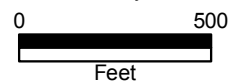
Original Print Date: 10/28/2008
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

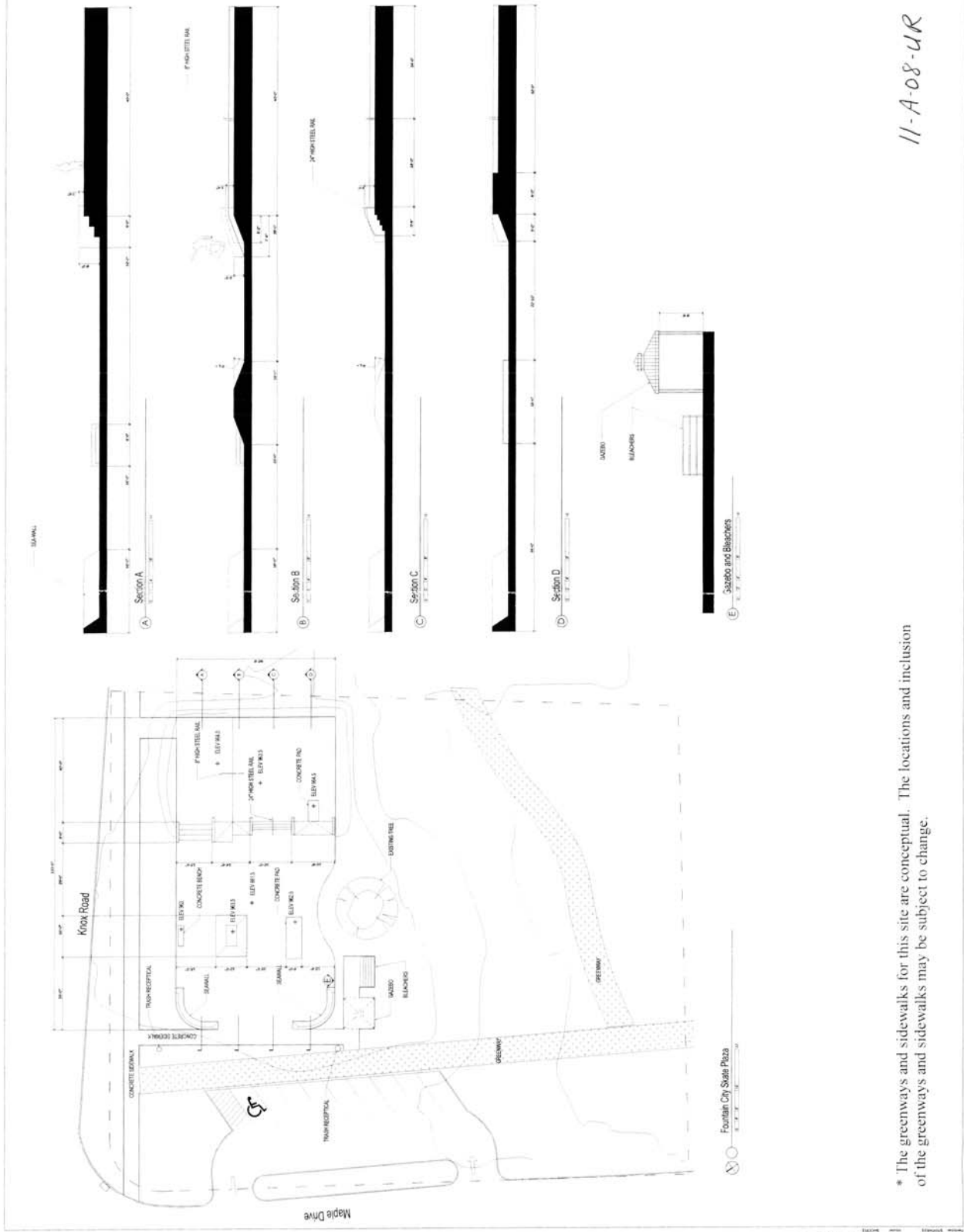
Petitioner: City of Knoxville

Map No: 58

Jurisdiction: City



Fountain City Skate Plaza Knoxville, TN



11-A-08-UR

* The greenways and sidewalks for this site are conceptual. The locations and inclusion of the greenways and sidewalks may be subject to change.

From: Sarah Powell
To: Betty Jo Mahan
Date: 11/6/2008 12:32:13 PM
Subject: Fwd: agenda item 72: Fountain City Skate Park

>>> <dbueckman@bellsouth.net> 11/5/2008 10:42:57 PM >>>
To MPC:

Fountain City Connections, an organization promoting pedestrian accessibility and connectivity, would like to speak in support of the City of Knoxville in its proposed use of the property at the corner of Knox and Maple in Fountain City (agenda item # 72, 11/13/08 meeting). The proposed skate park and recreational area will be a wonderful addition to the community and we applaud the efforts of the City Parks and Recreation Department as well as Fountain City Town Hall in making this park a reality. The skate area will provide a much needed diversion for the youth of our community; and the walking trail, in addition to providing a safe place for a people to walk for exercise, will provide a critical connection in the Fountain City Greenway slated to connect the two major parks in Fountain City.

72. CITY OF KNOXVILLE 11-A-08-UR

Southwest side of Knox Rd., southeast side of Maple Dr. Proposed use: Skate park and recreational area in R-2 (General Residential) / F-1 (Floodway) District. Council District 5.

Donna Bueckman
Fountain City Connections
2417 Ridgecrest Drive
Knoxville, TN 37918
865-281-9165
www.fountaincityconnections.org