



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

▶ **FILE #:** 11-B-08-UR

AGENDA ITEM #: 73

AGENDA DATE: 11/13/2008

▶ **APPLICANT:** CHRISTIAN ACADEMY OF KNOXVILLE

OWNER(S): SANDIE SCOTT CHRISTIAN ACADEMY OF KNOXVILLE

TAX ID NUMBER: 119 012

JURISDICTION: City Council District 2

▶ **LOCATION:** South side Dutchtown Rd., west of N. Cedar Bluff Rd.

▶ **APPX. SIZE OF TRACT:** 76 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access to the proposed tennis courts would be from within the CAK campus, via Academy Way, a private street with 26' of pavement width.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Turkey Creek

▶ **ZONING:** A-1 (General Agricultural) & RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Cleared, graded level site

▶ **PROPOSED USE:** Addition of tennis courts to campus center building

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: CAK football field and bleachers / RP-1 (Planned Residential)

South: Academy Way / Vacant land

East: Parking lot / RP-1 (Planned Residential)

West: Detention basin / A-1 (General Agricultural)

NEIGHBORHOOD CONTEXT: This site is located within the campus of the Christian Academy of Knoxville, which is zoned RP-1 and A-1.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for six tennis courts in the RP-1 and A-1 zoning districts, subject to 2 conditions:**

1. Meeting all requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Engineering Department.

With the above conditions, this request meets all requirements for approval of a use on review in the RP-1 and A-1 zones.

COMMENTS:

The applicant is proposing to develop six tennis courts on the site, as shown on the development plan. The site has already been cleared and graded. Sufficient parking is available adjacent to the site to serve the

development.

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

1. The proposed tennis courts will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed tennis courts are surrounded by the Christian Academy of Knoxville campus, including the football field and bleachers to the north. The parking is in place to serve the tennis courts.
3. It is staff's understanding that these tennis courts are to be used by the CAK tennis team and other students.

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

1. The proposed tennis courts, meet the standards for development within the RP-1 (Planned Residential) and A-1 (General Agricultural) zones, as well as all other requirements of the Zoning Ordinance.
2. The proposed development 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.

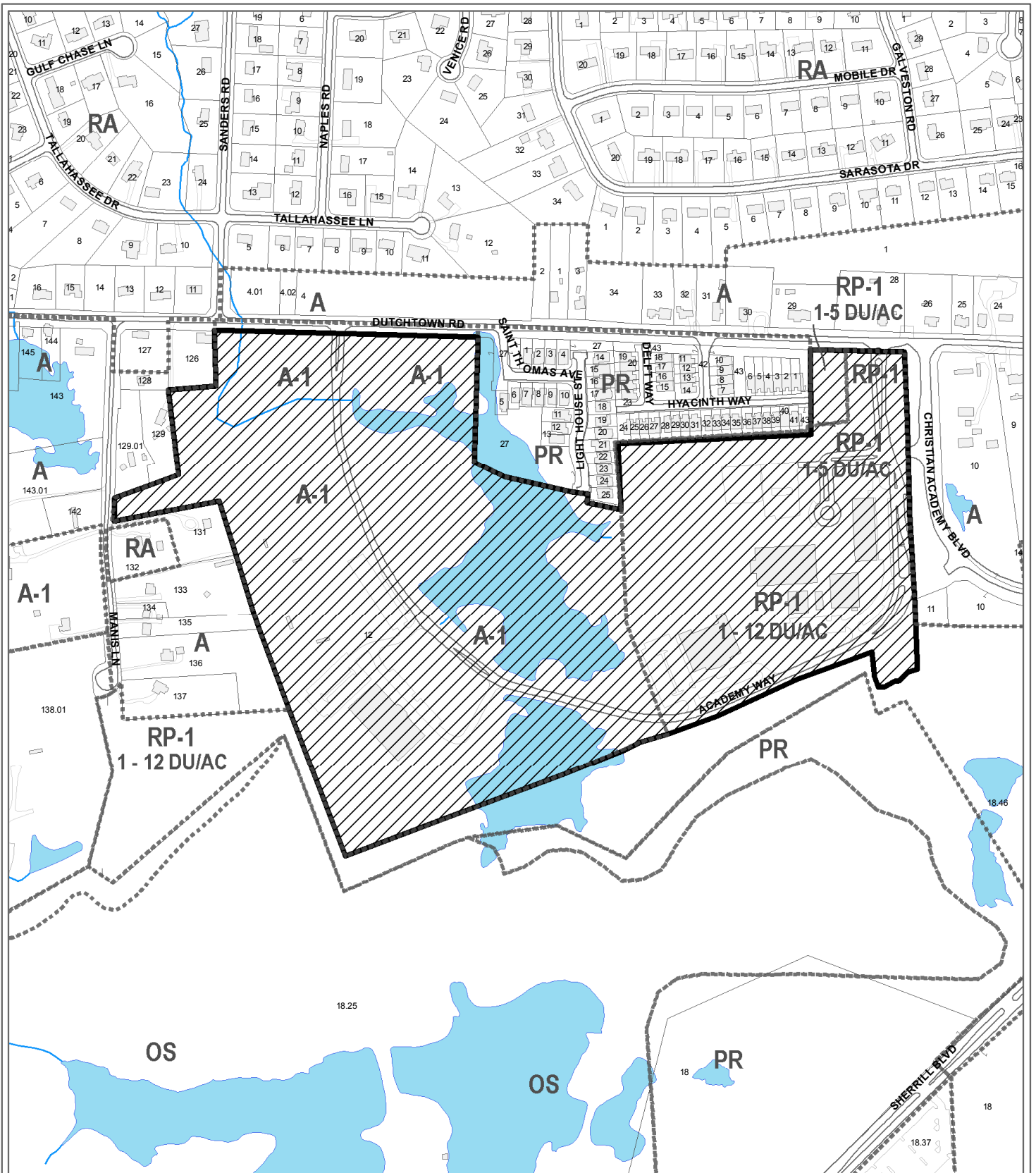
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes public institutional uses for the site, consistent with the use. The Knoxville One Year Plan designates this property medium density residential and open space uses, consistent with the zoning.
2. The site is located Urban Growth Area (within the City Limits of Knoxville) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

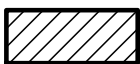
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



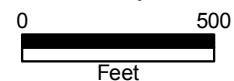
**11-B-08-UR
USE ON REVIEW**



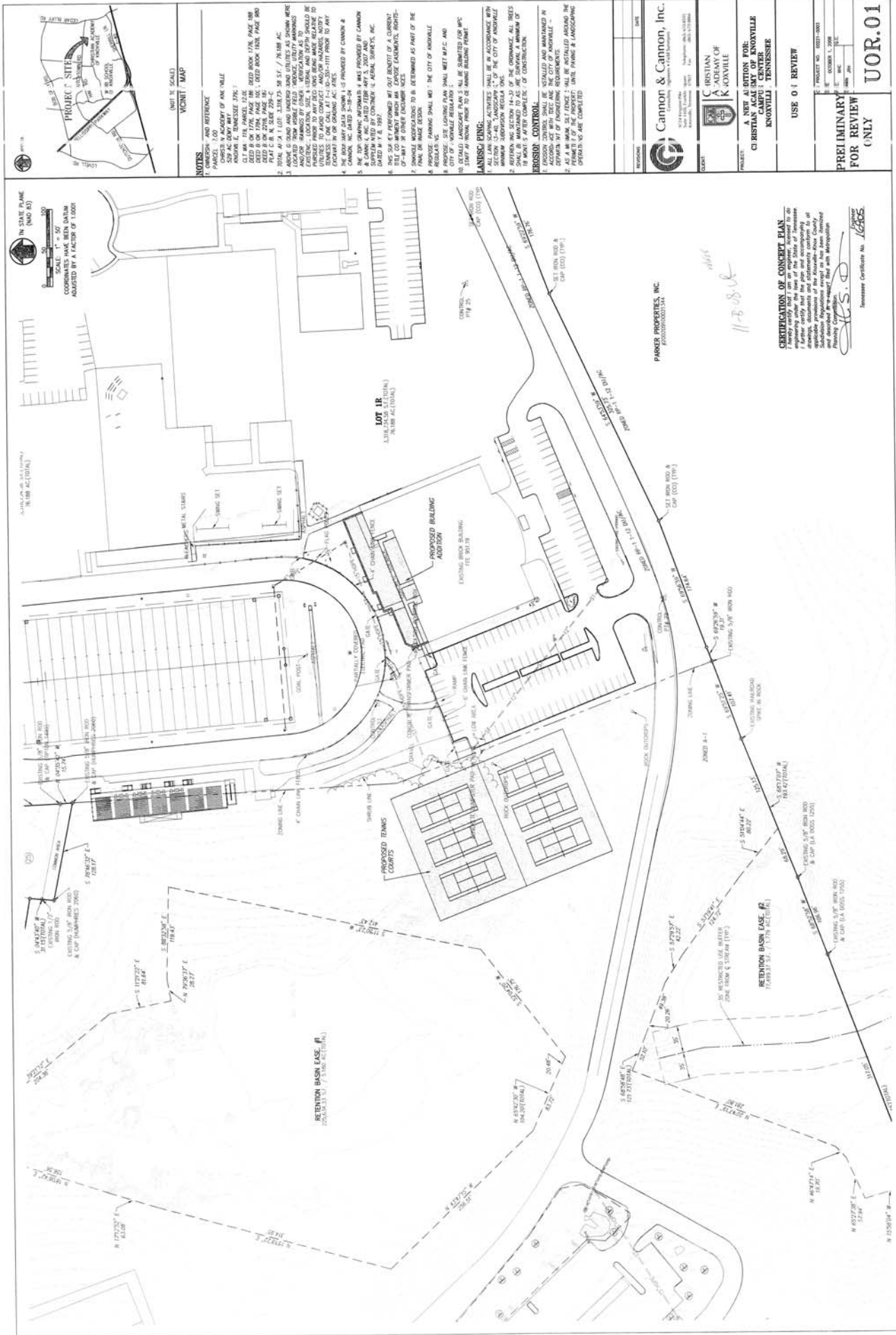
Addition of tennis courts to campus center building in A-1 (General Agricultural) & RP-1 (Planned Residential)

Petitioner: Christian Academy of Knoxville

Map No: 119
Jurisdiction: City



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



IN STATE PLANE (NAD 83)
 SCALE: 1" = 50'
 COORDINATES HAVE BEEN DATUM ADJUSTED BY A FACTOR OF 1.0001

PROJECT SITE
 PROJECT SITE
 PROJECT SITE

NOTES AND REFERENCES
 1. CHECK WITH CITY OF KNOXVILLE FOR ALL PERMITS AND REGULATIONS.
 2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
 3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
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USE: O & I REVIEW
 PROJECT NO: 0001-0003
 DATE: 11-13-08

PRELIMINARY FOR REVIEW ONLY
 UOR.01

Cannon & Cannon, Inc.
 212 E. Main Street
 Knoxville, TN 37902

CHRISTIAN ACADEMY OF KNOXVILLE
 A NEW ADDITION FOR: CHRISTIAN ACADEMY OF KNOXVILLE
 KNOXVILLE, TENNESSEE

CERTIFICATION OF CONCEPT PLAN
 I hereby certify that I am an engineer licensed to do engineering under the laws of the State of Tennessee. I have prepared this plan and all other drawings, documents and statements conform to all applicable laws, rules and regulations of the State of Tennessee. I have also prepared this plan and all other drawings, documents and statements conform to all applicable laws, rules and regulations of the State of Tennessee. I have also prepared this plan and all other drawings, documents and statements conform to all applicable laws, rules and regulations of the State of Tennessee.

11-13-08
 PARKER PROPERTIES, INC.
 #00020100134

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