



AGENDA ITEM #: 56

MEMORANDUM

TO: Metropolitan Planning Commission
FROM: Ken Pruitt, Assistant Development Services Manager
DATE: Thursday, June 04, 2009
SUBJECT: Use determination that a dance studio may replace a formerly approved use on review for an indoor commercial athletic facility at this location in an I-2 zoning district.
6-A-09-OB

STAFF RECOMMENDATION:

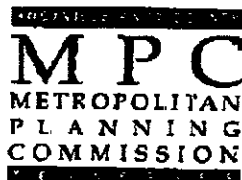
APPROVE a dance studio as an appropriate occupancy for a previously approved indoor recreational facility in an I-2 (Restricted Manufacturing and Wholesale) District

BACKGROUND:

This building was given MPC use-on-review approval for an indoor recreation facility in 2007(3-J-07-UR). The dance studio would be occupying the same space and be less intrusive than the former use. (See attached letter from the applicant outlining the proposed uses and periods of operation.)

Compliance of this use with all aspects of the city building and zoning codes will be addressed with the building renovation permit process.

ATTN: Harold Hawk



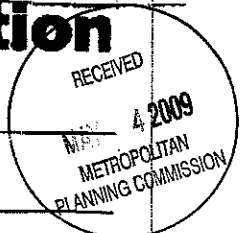
Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

Permitted Use Determination

Name of Applicant: Talia Chuders

Date Filed: 5/4/09 Application Accepted by: [Signature]

Fee Amount: 200⁰⁰ Meeting Date: June 11, 2009 File Number: 0-A-09-023



PROPERTY INFORMATION

Address: 5548 Washington Pike
 General Location: SE/S Washington Pike

Tract Size: 2.77 acres No. of Units:
 Zoning District: I-2
 Existing Land Use: Commercial Building

Planning Sector: NORTH CITY
 Sector Plan Proposed Land Use Classification: North City

Growth Policy Plan Designation: Urban Growth
 Census Tract: 43
 Traffic Zone: 130
 Tax Identification Number:

Jurisdiction: City Council 4th District
 County Commission District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: C. Douglas Irwin
 Company: Lexington-Simmons, LLC
 Address: 6816 Shinnecock Lane
 City: KNOXVILLE State: TN Zip: 37918
 Telephone: 865-310-6102
 Fax: 865-281-9951
 E-mail: cdouglasirwin@aol.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Talia Chuders
 Company: Backstage Dance Co
 Address: 5325 Matice Ln
 City: Compton State: TN Zip: 31721
 Telephone: 805 310 7990
 Fax: 805 524-2300
 E-mail: backstagedanceco@hotmail.com

USE REQUESTED

Dance Studios

ATTACH AS A SEPARATE DOCUMENT:

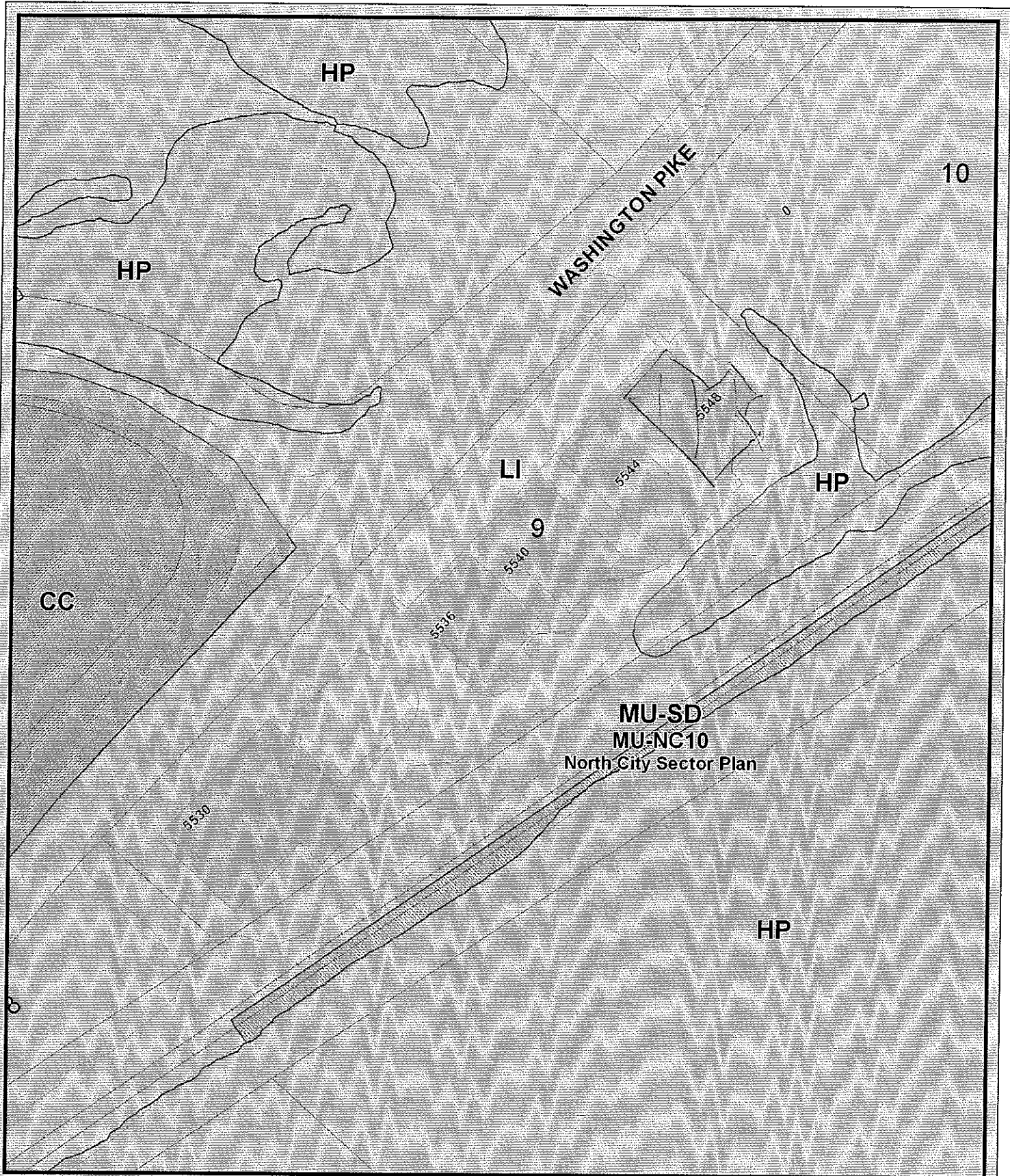
- A detailed description of the proposed specific use. Including: number of employees, hours of operation, products made or sold, services performed, special equipment used.
- A statement indicating how the various permitted uses listed in the zoning regulations are similar in nature, operations, and character to the proposed use in this application and how they would be compatible.
- Floor/site plan factors. Details regarding limitations (such as maximum floor area or site area) on building and site development for the following: office areas, warehousing areas, manufacturing areas, showroom/retail areas.

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT
 Name: Talia Chuders
 Company: Backstage Dance Co.
 Address: 10902 Asheville Hwy
 City: KNOXVILLE State: TN Zip: 37924
 Telephone: 805 524 2300
 E-mail: backstagedanceco@hotmail.com



[Enter Title Here]

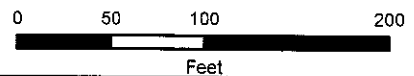
[Enter Subtitle Here]

[Enter Notes Here]

Knoxville - Knox County - KUB Geographic Information System



Printed: May 4 2009



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Backstage

DANCE
Company

6402 Asheville Hwy, Knoxville, TN 37924 www.backstagedanceco.net 865.524.2300

Metropolitan Planning Commission
400 Main Street
Suite 403
Knoxville, TN 37902

May 4, 2009

Dear Metropolitan Planning Commissioners,

I would like to thank you for your consideration in hearing our request to allow Backstage Dance Company locating within I-2 zoning, which according to the Code of Ordinances, Zoning Regulations, does not preclude our use.

We intend to lease the free-standing 5,540 S.F. building at 5548 Washington Pike in a presently mixed use area (where light industrial is an exception rather than the norm) across from the Target Shopping Center and in the immediate vicinity of several other commercial businesses.

Our use would consist of approximately 3,000 S.F. of office/warehouse space for the manufacturing and storage of costumes and props with the remaining 2,500 S.F. for dance space. No changes would be made to the exterior of the building and the addition of some wood flooring would be the only interior change.

We have been operating successfully at another location for several years, but would like to move closer to our client base, consequently eliminating unnecessary driving

Our proposed use is relatively limited in both scale and hours of operation. We are open Monday through Thursday for 5 ½ hours after 3:30pm. We offer ballet, tap and jazz lessons to youngsters 2 to 18 years of age. We employ 3 part time instructors. Performances are not held at the studio, but at local venues. The studio will serve a maximum of 15 people, including staff, at any given time. Our studio dance floor is a closed area. It is not open to parents, so they drop off students and pick up after class, thus eliminating the need for extensive parking. In addition our hours of operation will not conflict with the busier times for neighboring industrial users occupying parking spaces

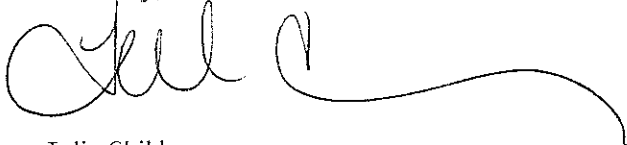
The recent growth in this area with the Target Shopping Center, Farmers Market and The New Harvest Community Park has brought so much to local residents. We believe our dance studio would be a great addition to the many recreational and retail offerings of this part of Knoxville

A neighborhood dance studio provides a safe, positive place for children and young adults to learn an amazing art form. Dance education builds confidence and self esteem in our youth

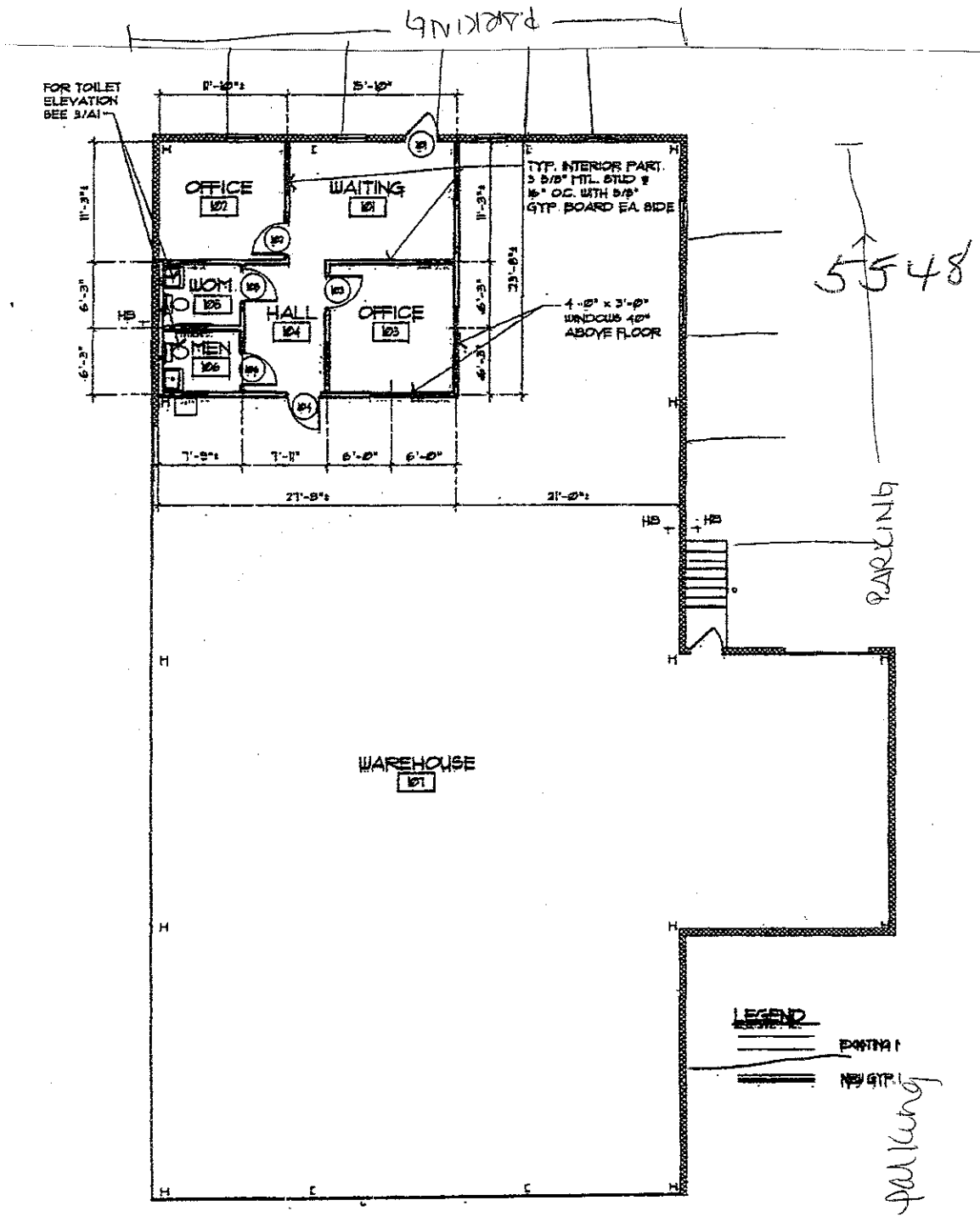
Not only do we believe our operation to be appropriate for this location, we also believe that it would be a welcome and positive addition to the community, having informally canvassed the surrounding properties with favorable and encouraging response. Supporting letters to follow

Once again thank you so much for your time and consideration.

Sincerely,



Talia Childers
Backstage Dance Company



① FLOOR PLAN
 A1 SCALE: 1/8" = 1'-0"
 5548 Washington Pike