



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

▶ **FILE #:** 6-A-09-UR

**AGENDA ITEM #:** 46

**AGENDA DATE:** 6/11/2009

▶ **APPLICANT:** **NANETTE DIEDERICH & SUSAN GREGG**

**OWNER(S):** NANETTE KNOXVILLE SPORTS COURTS DIEDERICH

**TAX ID NUMBER:** 104 01701

**JURISDICTION:** County Commission District 6

▶ **LOCATION:** **South side of Hardin Valley Rd., south of Willow Point Wy.**

▶ **APPX. SIZE OF TRACT:** **17.17 acres**

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Hardin Valley Rd., a divided four lane arterial street.

**UTILITIES:** Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

**WATERSHED:** Beaver Creek

▶ **ZONING:** **PC (Planned Commercial) & PR (Planned Residential)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Sports training facility (volleyball & basketball)**

**HISTORY OF ZONING:** The property was zoned PR (Planned Residential) and PC (Planned Commercial) in 2007

**SURROUNDING LAND USE AND ZONING:** North: Office & retail development / PC commercial

South: Vacant land / A agricultural

East: Vacant land / A agricultural

West: Day care center / CA commercial & RA residential

**NEIGHBORHOOD CONTEXT:** The site is within the Hardin Valley development corridor that includes residential, office, commercial and industrial uses that have developed under PC, CA, OA, LI, I PR, RA & A zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a sports training facility on this site as shown on the development plan subject to 5 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept
3. Meeting all applicable requirements of the Knox County Fire Marshall
4. Prior to commencing grading, provide a detailed landscaping plan to MPC staff for review and approval. All landscaping shown on the approved plan must be installed within 6 months of the issuance of an occupancy permit
5. The proposed driveway to the site shall not exceed a grade of 15%

**COMMENTS:**

The applicants are proposing an athletic training facility at this location. Volleyball and basketball will be the sports that will be featured at this location. In addition to training, the facility will host tournaments and other types of competitions. Adequate parking is being provided.

The site is steep and will require an extensive amount of grading in order to implement the proposed plan. Staff will require the applicants submit a detailed landscaping plan for review and approval. Stabilization of the graded site will be a concern that the staff will want to have addressed as quickly as possible.

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

1. Public water and sewer utilities are available in the area to serve this site.
2. The existing left turn lane from Hardin Valley Rd. into the development is adequate for the proposed development.
3. The impact of the proposed development on adjacent residential properties will be minimal, because the property has access only to Hardin Valley Rd., and does not face any established residential uses. The proposal will have no impact on schools.
4. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposal meets all requirements of the PR zoning district as well as the general criteria for approval of a use on review.
2. The proposed athletic training 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

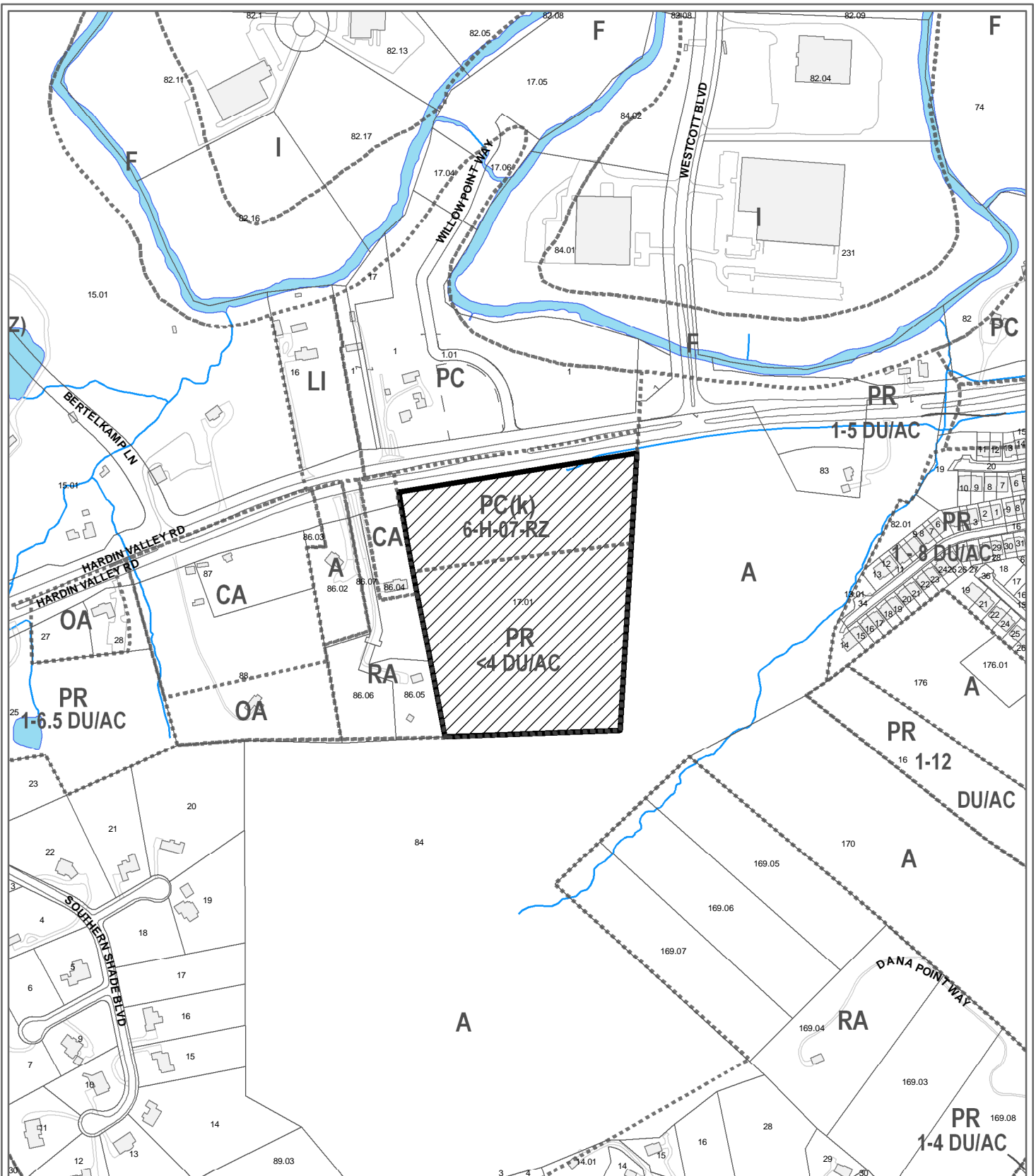
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan (updated August 2003) proposes commercial and low density residential uses for the site. PR (Planned Residential) is listed as a permitted zone under the low density residential designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

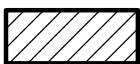
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**6-A-09-UR  
USE ON REVIEW**



Sports training facility (volleybal & basketball) in PC (Planned Commercial) & PR (Planned Residential)

Petitioner: Nanette Diederich & Susan Gregg

Map No: 104

Jurisdiction: County



Original Print Date: 5/20/2009

Revised:

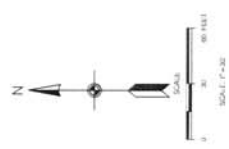
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

**WILL ROBINSON & ASSOCIATES**  
 131 Brentwood Dr  
 Oak Ridge, TN 37830  
 (865) 386-4200

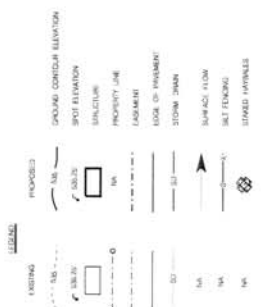
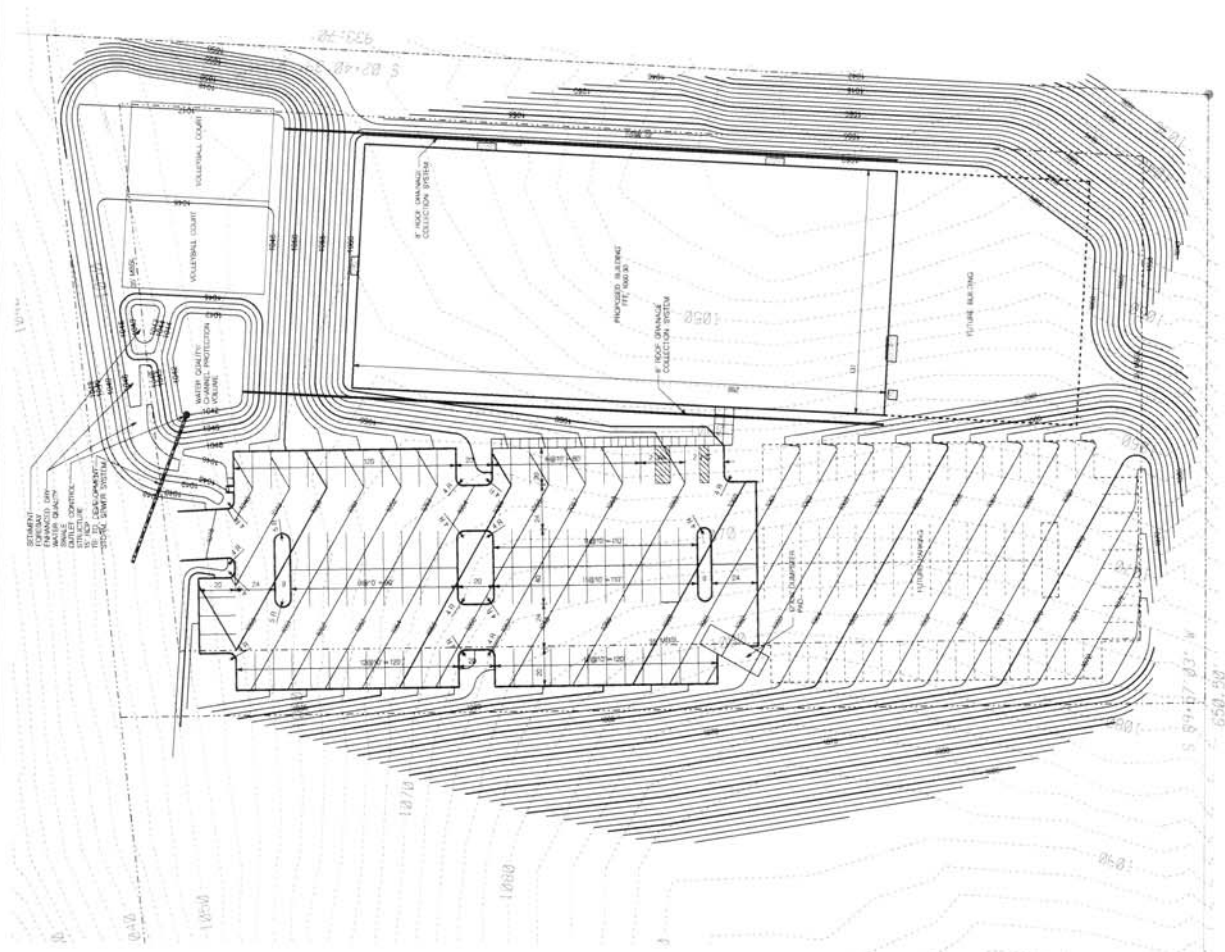
A New Facility For  
**Knoxville Sport Courts**  
 Hardin Valley Road  
 Knoxville, Tennessee

DATE: 04-12-09  
 FILE: JAR  
 PROJ: C1.0

**C1.0**  
 PRELIMINARY GRADING PLAN  
 DRAWING



*Handwritten note:*  
 20-08-08  
 11/11/09



- NOTES:**
1. THE GRADING PLAN IS BASED ON THE BENCHMARK LOCATION AND ELEVATION DATA PROVIDED.
  2. THE BENCHMARK LOCATION AND ELEVATION DATA IS BASED ON A SURVEY CONDUCTED BY THE OWNER'S PROFESSIONAL ENGINEER AND THE ENGINEER HAS REVIEWED THE SURVEY DATA AND HAS DETERMINED THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.
  3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY COMPANIES. THE ENGINEER IS NOT RESPONSIBLE FOR DETERMINING THE ACCURACY OF THE INFORMATION.
  4. ALL ELEVATIONS SHOWN ARE IN FEET AND DECIMALS THEREOF. ELEVATIONS MAY BE IN FEET BY THE DESIGNER OR CONTRACTOR'S AUTHORITY.
  5. CONTRACTOR SHALL VERIFY ELEVATIONS ON ALL DISTURBED AREAS. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
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2415 Wilson Pike Way, Suite 105  
 Nashville, Tennessee 37201  
 Tel: 615-781-0777 Fax: 615-781-0678

DATE: 06-26-09

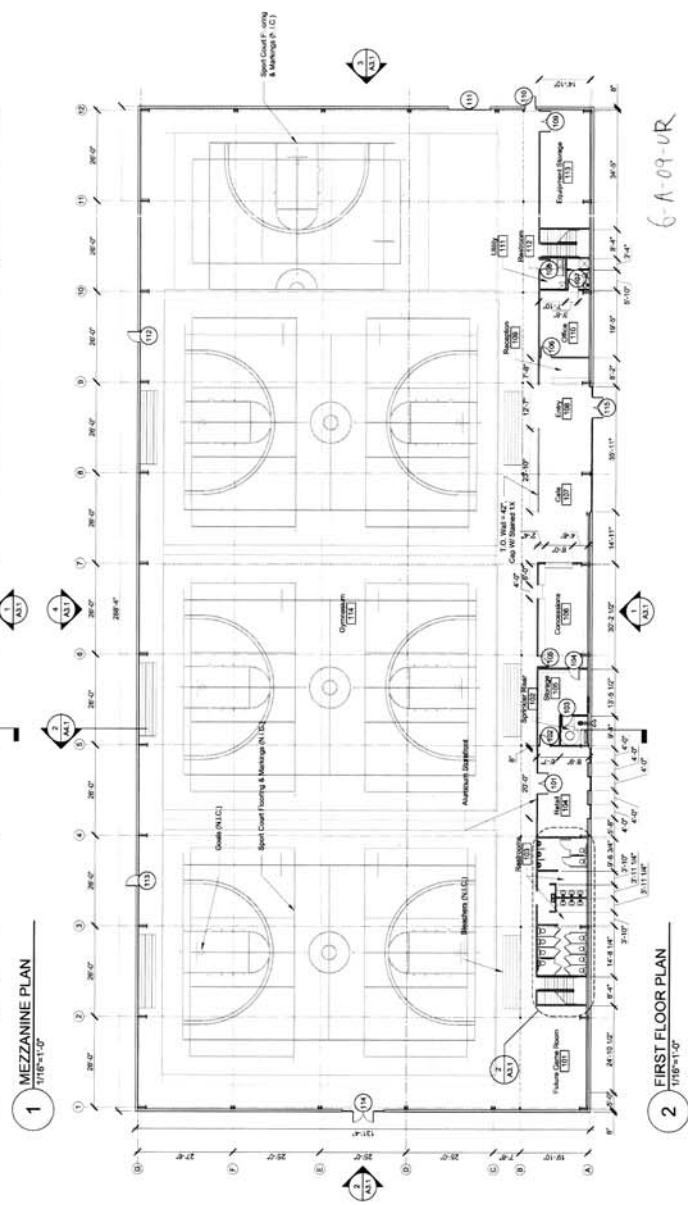
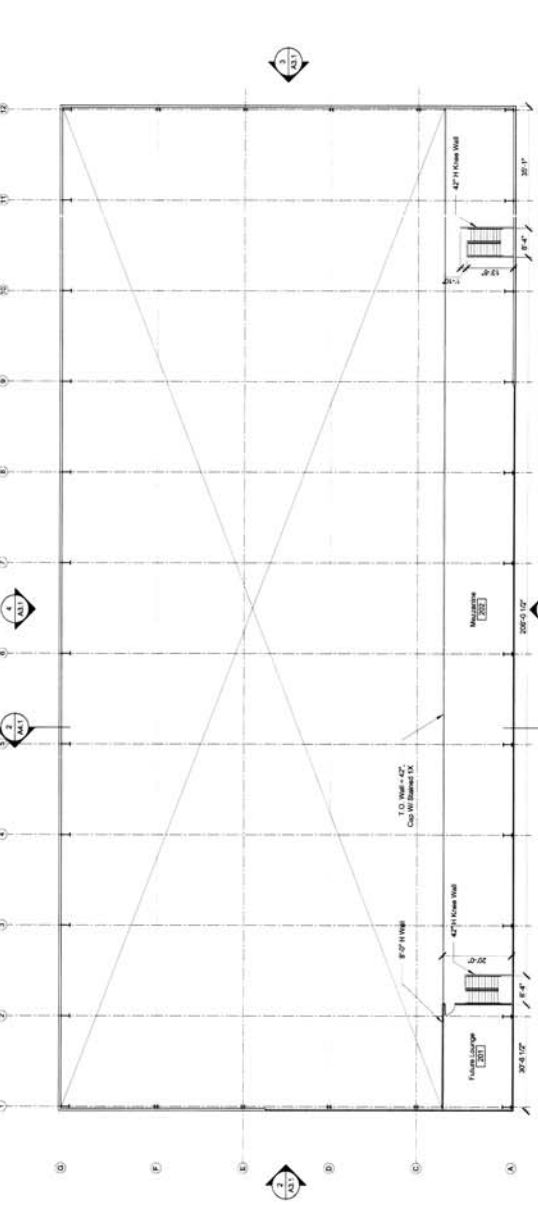
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PROJECT: KNOXVILLE SPORT COURTS  
 HARDIN VALLEY ROAD  
 KNOXVILLE, TN

SHEET TITLE: FLOOR PLANS

PROJECT NO: 38200  
 DATE: 04-24-09

PROJECT NUMBER: A2.1



ROOM FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR	WALLS	CEILINGS	HGT	NOTES
101	Future Game Room	CONCRETE	PLYWOOD	PAINTED GYP BO	10'-0"	
102	Sponsor Reiter	CARPET	PLYWOOD	PAINTED GYP BO	8'-0"	
104	Natural	CERAMIC TILE	PLYWOOD	PAINTED GYP BO	10'-0"	
105	Restrooms	CERAMIC TILE	PLYWOOD	PAINTED GYP BO	8'-0"	
106	Concessions	CERAMIC TILE	PLYWOOD	PAINTED GYP BO	8'-0"	
107	Cafe	CERAMIC TILE	PLYWOOD	PAINTED GYP BO	10'-0"	
108	Reception	CERAMIC TILE	PLYWOOD	PAINTED GYP BO	10'-0"	
109	Locker Room	CERAMIC TILE	PLYWOOD	PAINTED GYP BO	8'-0"	
110	Utility	CERAMIC TILE	PLYWOOD	PAINTED GYP BO	8'-0"	
111	Storage	CERAMIC TILE	PLYWOOD	PAINTED GYP BO	8'-0"	
112	Restrooms	CERAMIC TILE	PLYWOOD	PAINTED GYP BO	8'-0"	
113	Restrooms	CERAMIC TILE	PLYWOOD	PAINTED GYP BO	8'-0"	
114	Gymnasium	CERAMIC TILE	PLYWOOD	PAINTED GYP BO	10'-0"	
201	Lounge	CONCRETE	PLYWOOD	PAINTED GYP BO	OPEN	1, 3
202	Mezzanine	CONCRETE	PLYWOOD	PAINTED GYP BO	OPEN	4

GENERAL FINISH NOTES:

- 1) Plywood to be 8'-0" Above Finish Floor Elevation.
- 2) All Wall Studs to be 2x4 Wood Studs, Plywood To Be 8'-0" A.F.F.E. @ Endwalls.
- 3) Concrete Floor To Be Sealed.
- 4) Painted Gypsum @ All Wall Stud Walls, Open To Grids @ Exterior Walls.
- 5) Acoustical Tile To Be Washable.

GENERAL NOTES:

- 1) Metal Building Manufacturer to Provide Structural Support for Jypro Ceiling Mount Basketball Backstops & Divider Curtains Between Basketball Courts.
- 2) Backstops to be 24' High.
- 3) Backstops to be 24' High.
- 4) Backstops to be 24' High.
- 5) Furnish N.C. Linen Vests Otherwise.

WALL NOTES:

- 1) Bearing Walls To Be 2x6 Wood Studs @ 16" O.C.
- 2) Partition Walls To Be 2x4 Wood Studs @ 16" O.C. Extend To Underside Of T.G.R. Above.
- 3) Knee Walls To Be 2x4 Wood Studs @ 16" O.C., Cas With Finish Grade IX (See Wall Section 3/M.1).

6-A-09-UR

**PRELIMINARY - NOT FOR CONSTRUCTION**

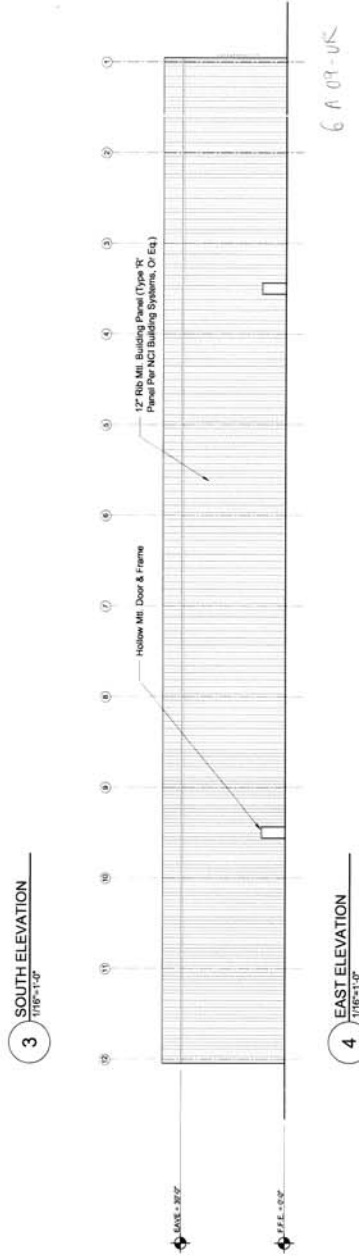
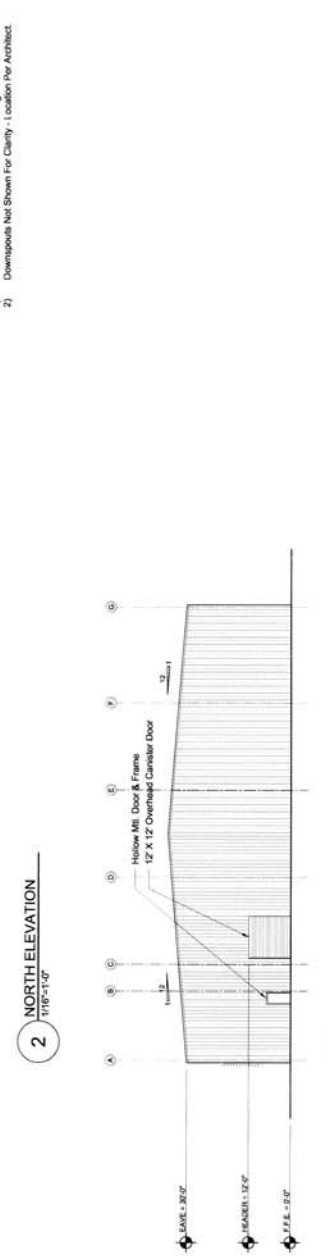
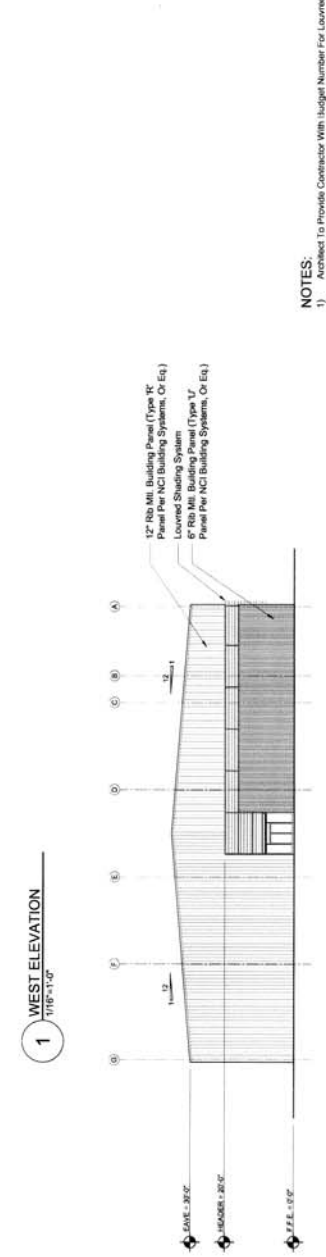
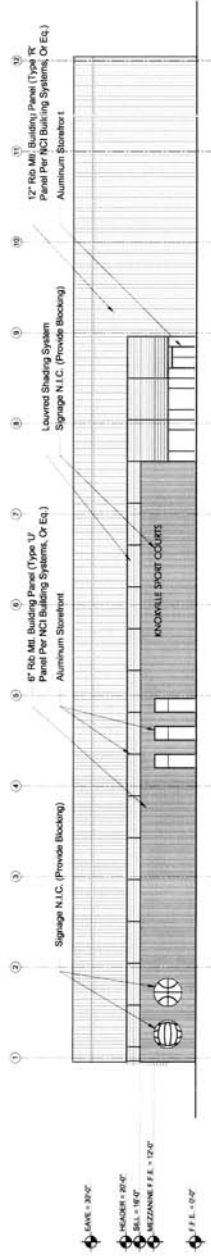
1. This drawing is the property of the Architect. It is to be used only for the project and location specified. It is not to be used for any other project or location without the written consent of the Architect. The Architect assumes no responsibility for the accuracy or completeness of the information provided by the client or other sources. The Architect is not responsible for any errors or omissions in this drawing. The Architect is not responsible for any construction methods or materials not specified in this drawing. The Architect is not responsible for any construction methods or materials not specified in this drawing.

NO.	DATE	DESCRIPTION
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ISSUE FOR PRICING BID  
 04-24-09

PROJECT: KNOXVILLE SPORT COURTS  
 HARDIN VALLEY ROAD  
 KNOXVILLE, TN  
 SHEET TITLE: ELEVATIONS

DATE: 04-24-09  
 SHEET NUMBER: A3.1



**NOTES:**  
 1) Architect To Provide Contractor With Budget Number For Louvered Shading System.  
 2) Downspouts Not Shown For Clarity - Location Per Architect.

6 A 018-UK