



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

▶ **FILE #:** 5-C-09-UR

**AGENDA ITEM #:** 60

**AGENDA DATE:** 5/14/2009

▶ **APPLICANT:** **JIM DICKSON - YMCA**

**OWNER(S):** JIM DICKSON YMCA OF EAST TENNESSEE

**TAX ID NUMBER:** 162 57.07 & 57.03

**JURISDICTION:** County Commission District 5

▶ **LOCATION:** **West side of S. Northshore Dr., south side of Charlottesville Blvd.**

▶ **APPX. SIZE OF TRACT:** **1 acre**

**SECTOR PLAN:** Southwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via S. Northshore Dr., a two lane minor arterial street with a 21' pavement width within a 50' right-of-way.

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

Sewer Source: First Knox Utility District

**WATERSHED:** Tennessee River

▶ **ZONING:** **PR (Planned Residential)**

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

▶ **PROPOSED USE:** **Playing field addition to YMCA**

**HISTORY OF ZONING:** Property rezoned to PR (Planned Residential) at a density of up to 2.5 du/ac by Knox County Commission on June 25, 2007.

**SURROUNDING LAND USE AND ZONING:** North: Vacant land (Jefferson Park West Subdivision) / PR (Planned Residential)

South: Vacant land (Jefferson Park West Subdivision) / PR (Planned Residential)

East: Vacant land / A (Agricultural)

West: Vacant land (Jefferson Park West Subdivision) / PR (Planned Residential)

**NEIGHBORHOOD CONTEXT:** This site is located in an area that has experienced considerable residential development over the past few years under PR zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for the proposed soccer field addition to the previously approved YMCA facility subject to 7 conditions.**

1. Meeting all conditions of the Use-on-Review approval for the YMCA facility (10-C-08-UR).
2. There shall be no lighting for night use of the outdoor soccer field.
3. Installing a fence between the soccer field and S. Northshore Dr. prior to completion of the soccer field.
4. Maintaing the 50' natural buffer between the soccer field and the Montgomery Cove Subdivision boundary line.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

6. Obtaining approval and recording a final plat for combination of parcels 162-05703 and 162-05707.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review in the PR Zoning District.

**COMMENTS:**

The applicant is proposing to develop a small soccer field addition (on a one acre parcel) to the YMCA facility that was approved by the Planning Commission on October 9, 2008. The proposed field is located on the south side of the YMCA facility with access to the field through the YMCA building. There will be no lighting for the playing field. A fence will be installed between the soccer field and S. Northshore Dr. when the soccer field. The 50' natural buffer along the Montgomery Cove Subdivision boundary line that was a condition of the Jefferson Park West Subdivision approval shall also apply to this development.

The proposed development plan for the YMCA includes a building with approximately 24,200 square feet, a basketball court and parking lot. Access to the site will be directly off of S. Northshore Dr. at a location that is approximately 450' southwest of Charlottesville Blvd., the entrance to Jefferson Park West Subdivision. The site/parking lot layout also allows for a possible connection to the internal street layout for Jefferson Park West Subdivision. A pedestrian connection is also recommended.

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

1. The proposed facility will have minimal impact on local services since utilities are available to serve this site.
2. The proposed YMCA facility is a compatible use with the adjoining detached residential subdivision with the recommended conditions. Since this proposed development will require a revision to the subdivision concept plan for this area, any future lot/home owners should be aware of the YMCA being a neighbor prior to purchase of the lot/home.
3. With the potential for an internal connection (pedestrian and vehicular) to Jefferson Park West Subdivision, residents of the subdivision would be able to use the facility without having to go out onto S. Northshore Dr.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed YMCA facility meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed facility 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. With direct access to a minor arterial street, the proposed facility will not draw additional traffic through residential neighborhoods.

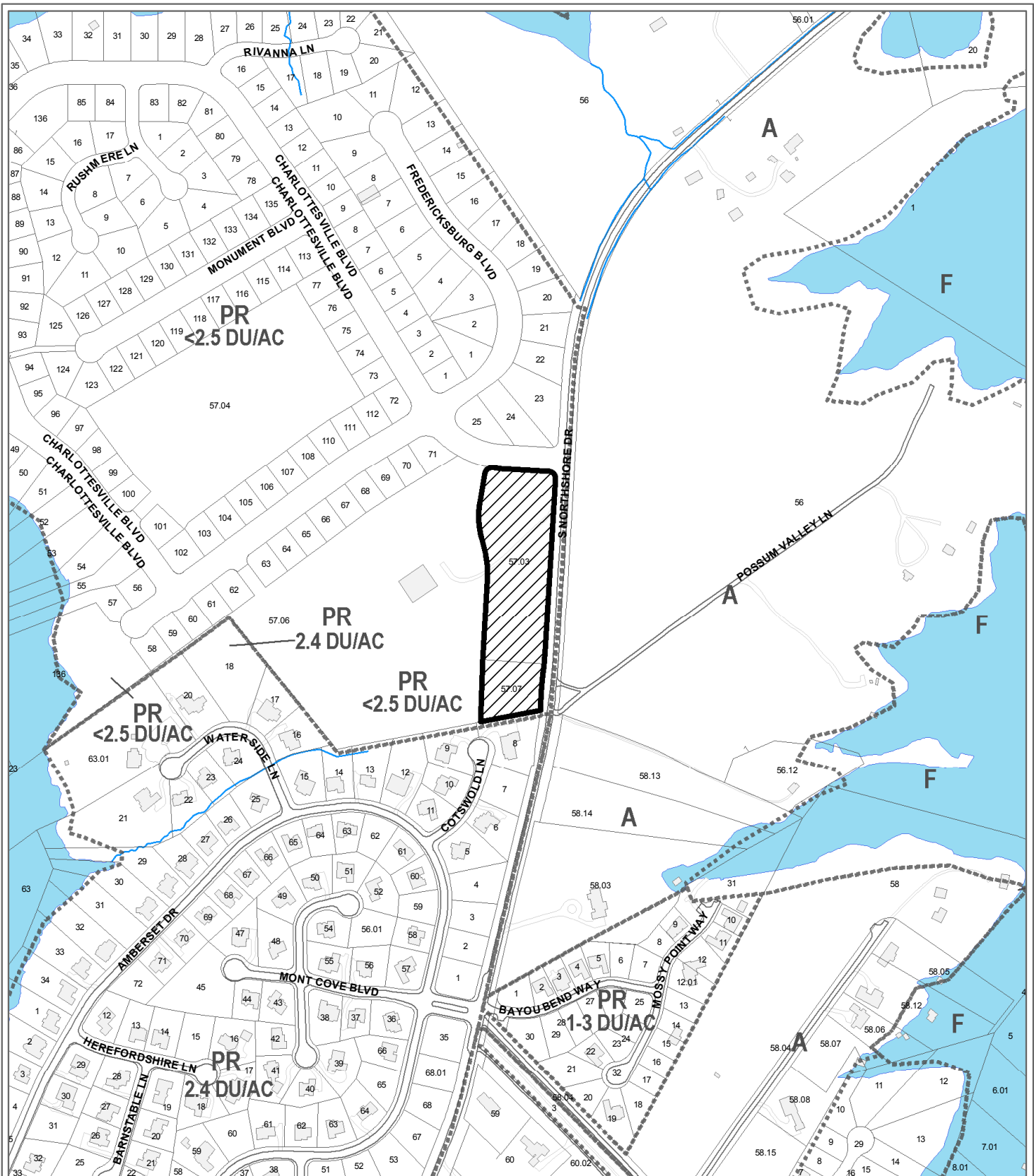
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Southwest County Sector Plan designates this property for low density residential use. The proposed YMCA with the mix of fitness and recreational facilities is a compatible use with the adjoining residential development and is consistent with the Sector Plan and PR zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

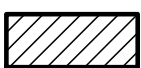
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



**5-C-09-UR  
USE ON REVIEW**



Playing field addition to YMCA in PR (Planned Residential)

Original Print Date: 4/20/2009  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Jim Dickson - YMCA

Map No: 162

Jurisdiction: County



