

▶ **FILE #:** 9-G-09-UR

**AGENDA ITEM #:** 48

**AGENDA DATE:** 9/10/2009

▶ **APPLICANT:** L R HOLDINGS, LLC

OWNER(S): L R HOLDINGS LLC

TAX ID NUMBER: 104 01705

JURISDICTION: County Commission District 6

▶ **LOCATION:** North end of Willow Point Way, north of Hardin Valley Rd.

▶ **APPX. SIZE OF TRACT:** 7.5 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with a four lane with center median section within a 250' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PC (Planned Commercial) & F (Floodway)

▶ **EXISTING LAND USE:** Sports field

▶ **PROPOSED USE:** Covered sports field

HISTORY OF ZONING: Property rezoned from A (Agricultural) to PC (Planned Commercial) by Knox County Commission on 2/28/2005.

SURROUNDING LAND USE AND ZONING:  
 North: Creek and business park / F (Floodway) & I (Industrial)  
 South: Offices and mixed business / PC (Planned Commercial)  
 East: Creek and business park / F (Floodway) & I (Industrial)  
 West: Creek and business park / F (Floodway) & I (Industrial)

NEIGHBORHOOD CONTEXT: This site is located in an area of mixed residential and business park development.

**STAFF RECOMMENDATION:**

▶ **APPROVE the revised development plan for a proposed covered sports field, a soccer field and a building area of approximately 12,800 square feet (Bldgs A & B), subject to 5 conditions**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Submitting a mitigation plan to the Knox County Department of Engineering and Public Works demonstrating a balance of the cut and fill within the no-fill zone for the access drives, parking and covered sports field.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Use of the covered sports field is limited to uses related to the sports training facility, sports related functions and games.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review in the PC district.

**COMMENTS:**

The applicant is proposing to revise a previously approved development plan (8-L-08-UR, approved 8-14-08) for this 7.5 acre site by adding a covered outdoor sports field. The previous plan identified overflow parking in the area of the covered sports field. The pavilion (125' x 183'), which is open on all sides, covers an area of 22,875 square feet. The covered field is associated with a proposed sports training facility that will be located in Building A that is shown on the development plan. Proposed uses of the site also include a soccer field and two buildings with a total area of approximately 12,800 square feet that will be used for a sports training facility and offices.

**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 PC zoning district as well as the general criteria for approval of a use on review.
2. The proposed commercial 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

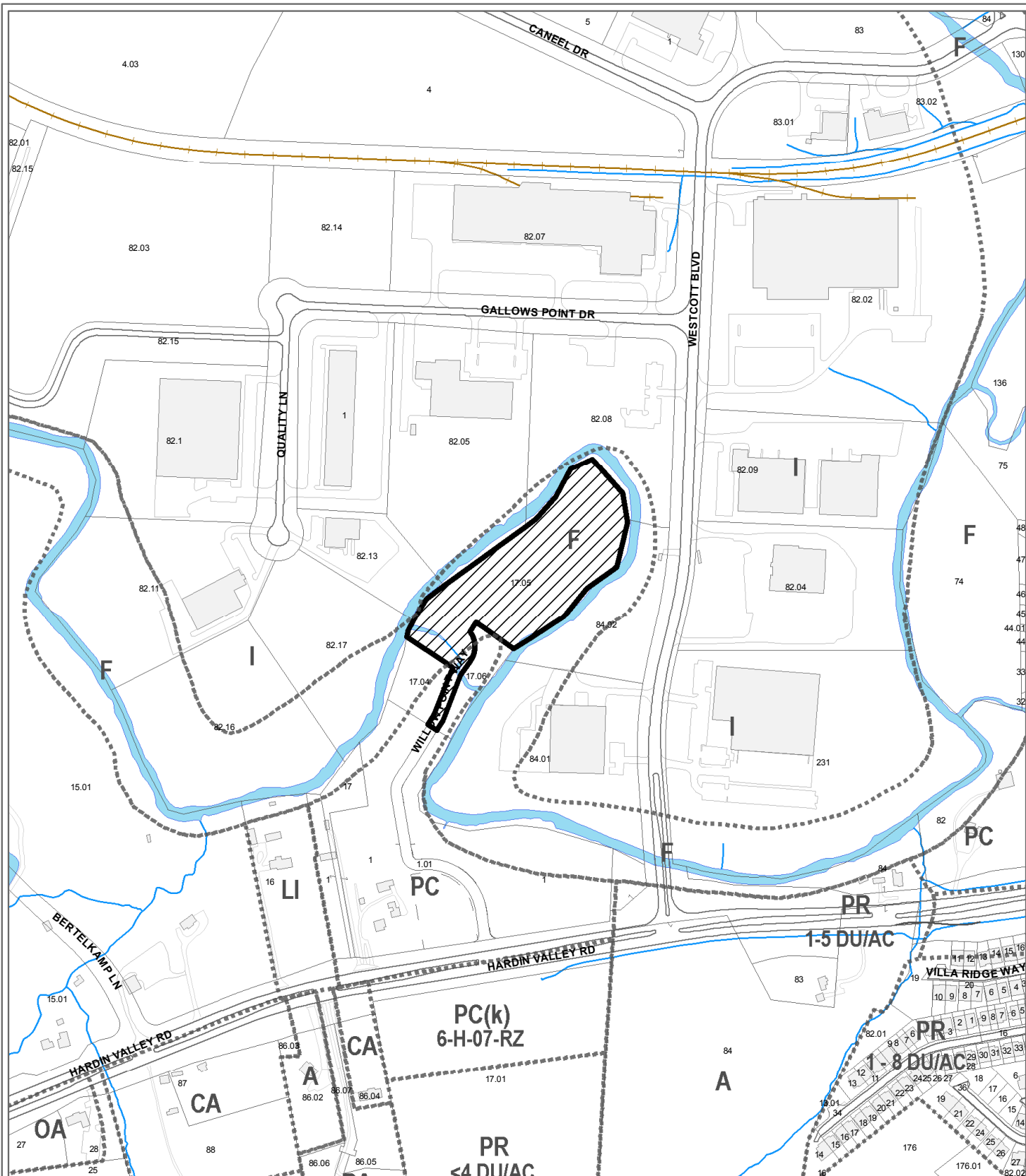
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan (updated August 2003) proposes light industrial uses for the site and stream protection within the flood plain. PC (Planned Commercial) is listed as a permitted zone under the light industrial designation. Recreational uses are allowed within the flood plain.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

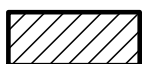
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



**9-G-09-UR  
USE ON REVIEW**



Covered sports field in PC (Planned Commercial) & F (Floodway)

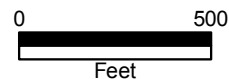
Original Print Date: 8/24/2009  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: L R Holdings, LLC

Map No: 104

Jurisdiction: County







**GENERAL NOTES:**  
1. REFER TO SHEET UR1.01 FOR GENERAL NOTES.

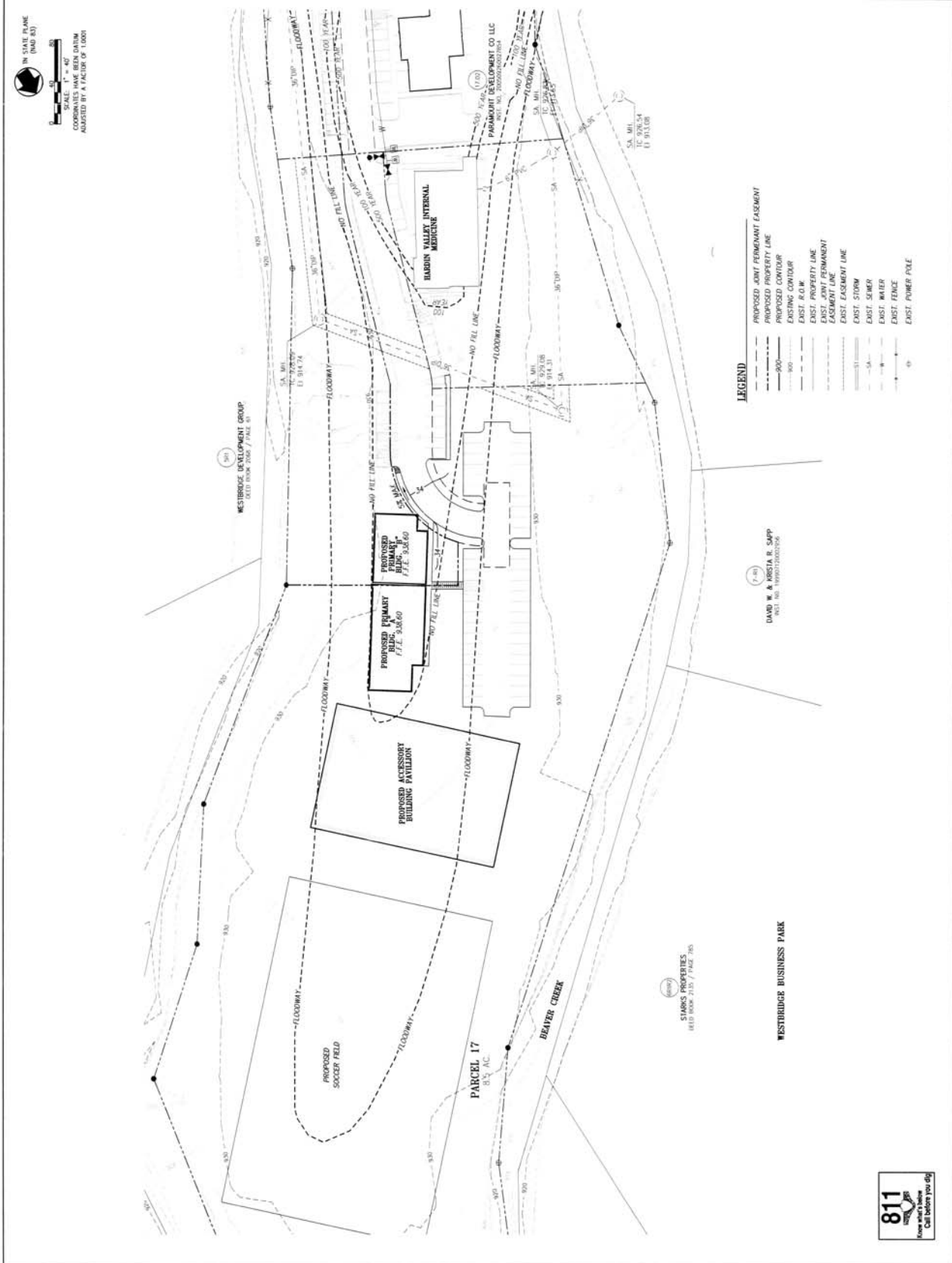
**PROJECT:**  
HARDIN VALLEY LLC, 1805 ANNVILLE, TENNESSEE 37022 (865) 907-0081

**PROJECT:**  
HARDIN VALLEY BEAVER CREEK SPORTS TRAINING ACADEMY, SNOW COUNTY, TENNESSEE

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

9-0-09-4R

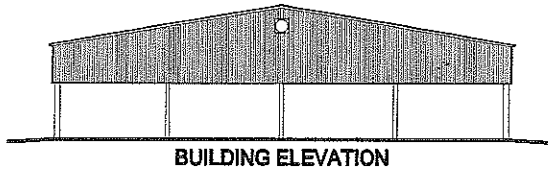
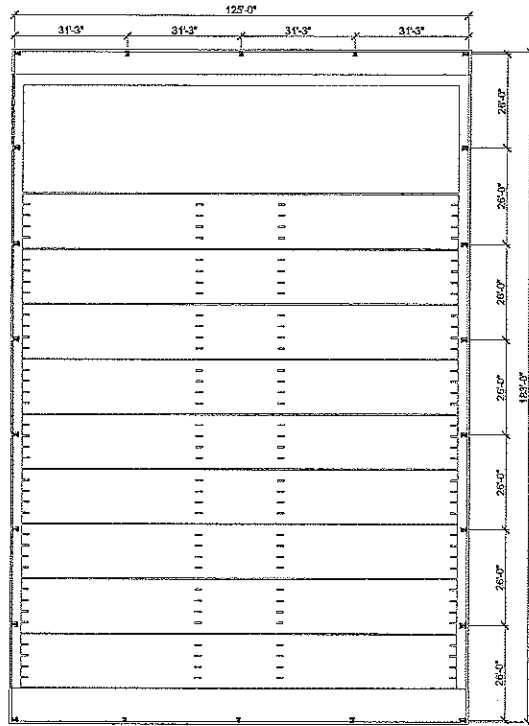


- LEGEND**
- PROPOSED JOINT PERMANENT EASEMENT
  - PROPOSED PROPERTY LINE
  - PROPOSED CONTOUR
  - EXISTING CONTOUR
  - EXIST. R.O.W.
  - EXIST. PROPERTY LINE
  - EXIST. JOINT PERMANENT EASEMENT
  - EXIST. EASEMENT LINE
  - EXIST. STORM
  - EXIST. SURF
  - EXIST. WATER
  - EXIST. FENCE
  - EXIST. POWER POLE

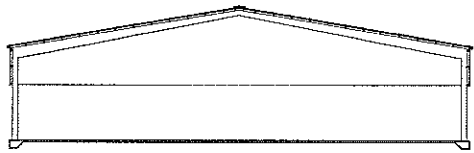


UR1.03

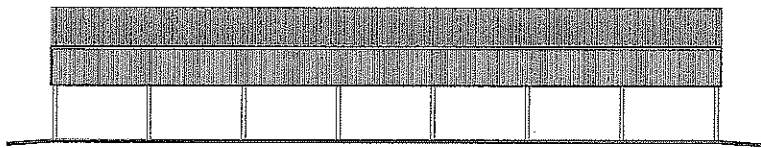
9-6-09-UR



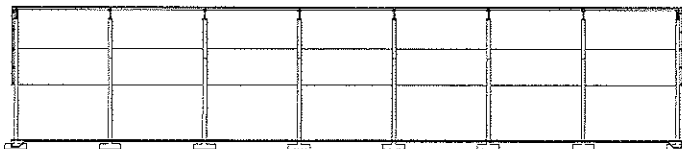
**BUILDING ELEVATION**



**BUILDING SECTION**



**BUILDING ELEVATION**



**BUILDING SECTION**

9-6-09-UR

