

▶ **FILE #:** 6-B-10-UR

**AGENDA ITEM #** 32

**AGENDA DATE:** 6/10/2010

▶ **APPLICANT:** SEVEN SPRINGS HOA

OWNER(S): SEVEN SPRINGS HOA

TAX ID NUMBER: 92 J H 036 092 JB 051

JURISDICTION: City Council District 3

▶ **LOCATION:** South side of Crooked Pine Ln., east side of Piney Grove Church Rd.

▶ **APPX. SIZE OF TRACT:** 1 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Crooked Pine Ln., a local street with a pavement width of 26' within a 50' wide right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Swimming pool & vacant lot

▶ **PROPOSED USE:** Swimming pool / parking expansion

HISTORY OF ZONING: The development plan for the existing swimming facilities was approved in 1994

SURROUNDING LAND USE AND ZONING:  
 North: Detached dwellings / RP-1 residential  
 South: Vacant land & grading contractor / RP-1 residential & I industrial  
 East: Detached dwellings / RP-1 residential  
 West: Detached dwellings / RP-1 residential

NEIGHBORHOOD CONTEXT: Property in the area is zoned RP-1, R-2 & RA residential, I industrial and A agricultural. Development in the area consists of detached dwellings, a grading business, CSX Railroad and a large mobile home park.

**STAFF RECOMMENDATION:**

▶ **APPROVED the revised development plan for the expansion of the neighborhood swimming pool and parking lot as shown on the development plan subject to 3 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.

With the conditions noted, the plan meets the requirements for approval in the RP-1 (Planned Residential) district and the other criteria for approval of a use on review.

**COMMENTS:**

The homeowners association of Seven Springs subdivision is requesting approval of a plan that will allow them to expand their neighborhood swimming pool and the parking that that is associated with the pool. This request is being heard by MPC because the expansion is occurring on property that was not previously shown for recreational/common use. The original development plan for this subdivision was approved in 1994. In 2001, the homeowners association acquired the lot that adjoins the existing swimming pool. Prior to acquisition by the homeowners association of that lot, a house was slated to be built on that site.

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

1. The proposed swimming pool/parking area will have minimal impact on local services since all utilities are in place to serve this development.
2. Since the proposed swimming pool/parking area is located at the edge of a neighborhood along a minor arterial, it will have minimal impact the neighborhood or the other development found in the area

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

1. The proposed swimming pool/parking area meets all of the requirements of the RP-1 (Planned Residential) district of the Knoxville Zoning Ordinance,
2. The proposed swimming pool/parking area 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 neighborhoods 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.

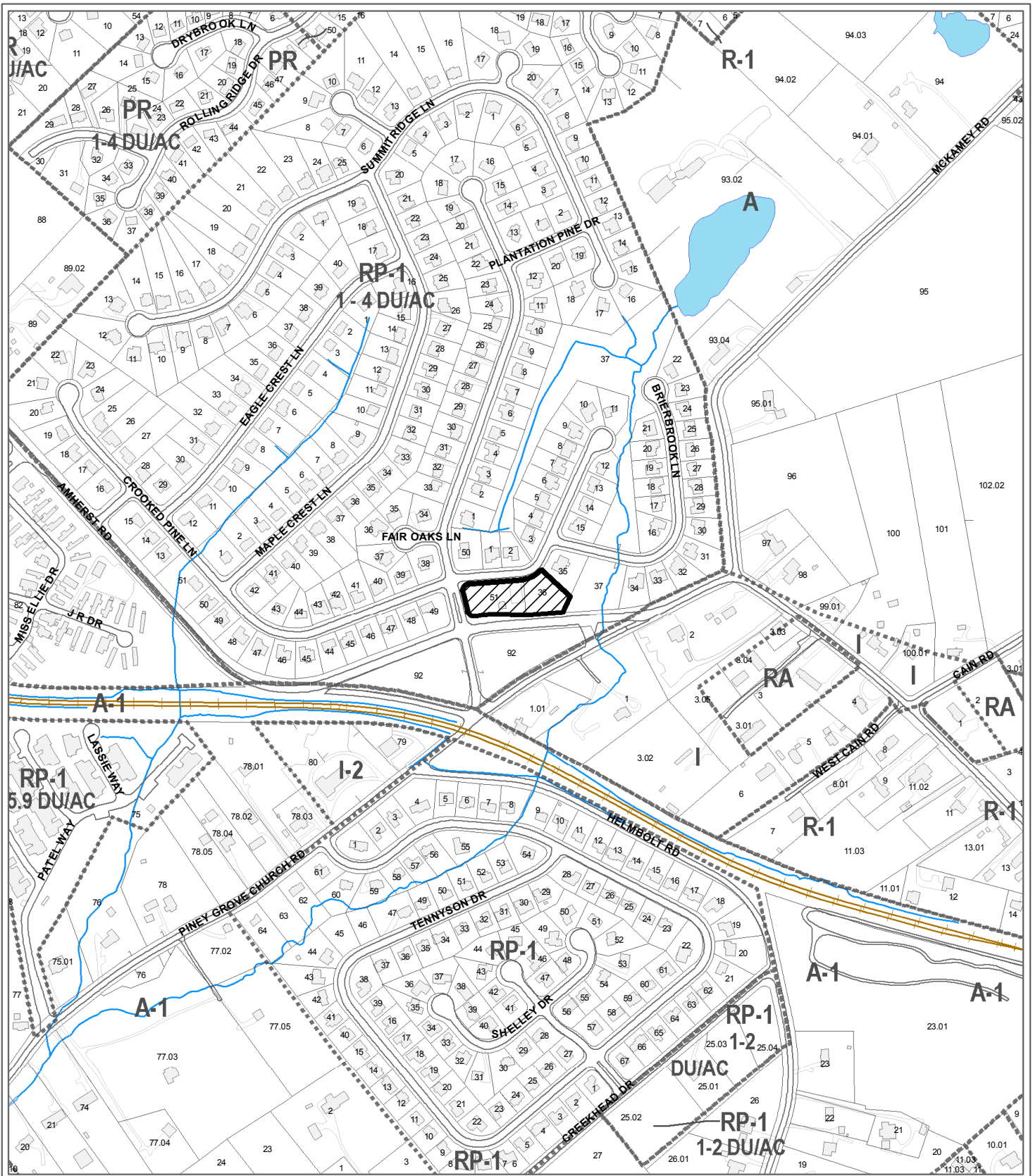
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan identifies the property for low density residential use. The proposed development is consistent with the recommendations of the Sector Plan and the Knoxville One Year Plan.

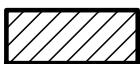
**ESTIMATED TRAFFIC IMPACT:** Not calculated.

**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.



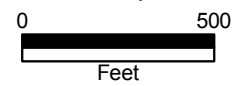
**6-B-10-UR  
USE ON REVIEW**



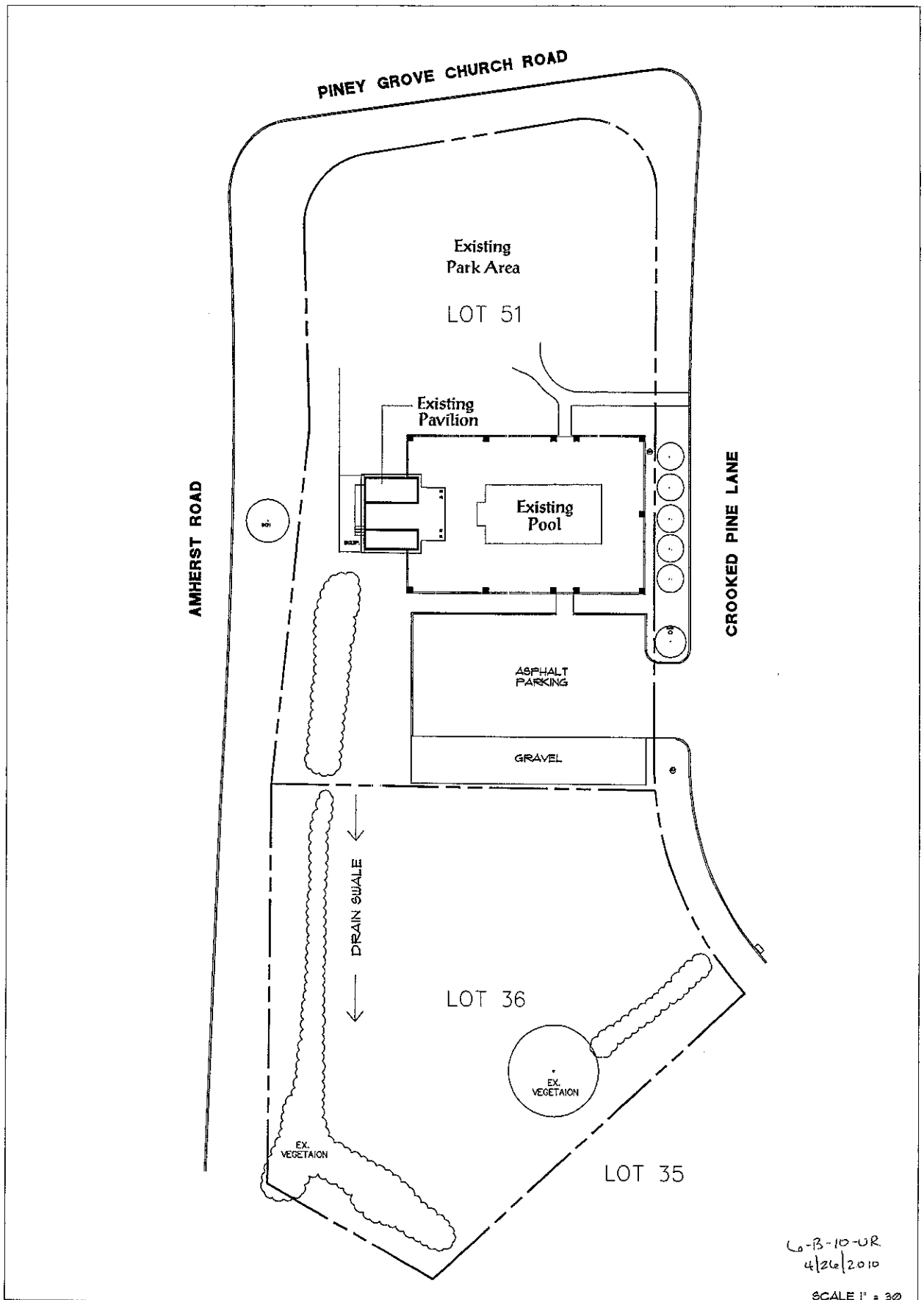
Swimming pool / parking expansion in RP-1 (Planned Residential)

Petitioner: Seven Springs HOA

Map No: 92  
Jurisdiction: City



Original Print Date: 5/20/2010  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



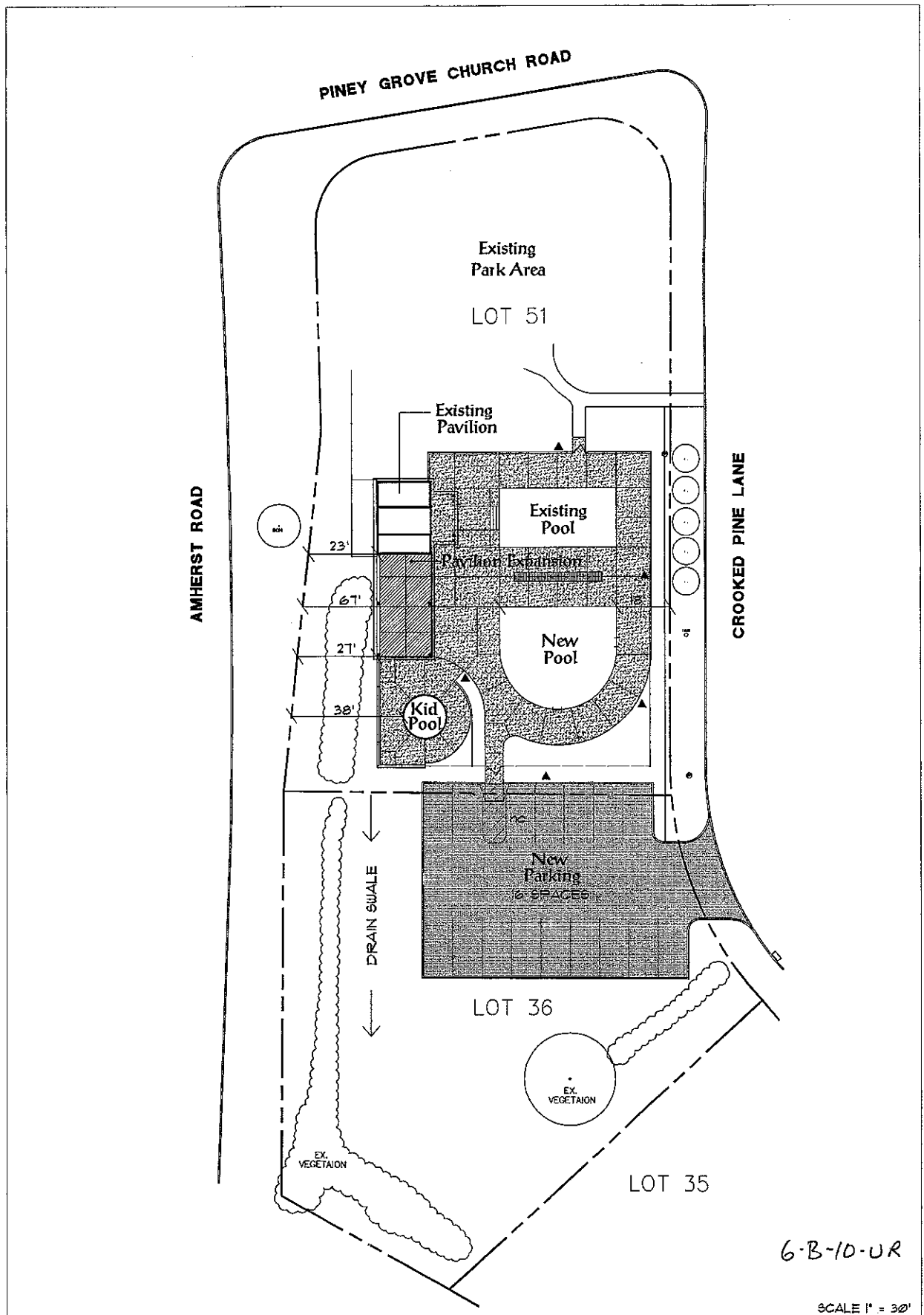
**SITE DATA**

2424 & 5436 CROOKED PINE LANE  
 CLT MAP NO: 92 LOT PARCEL 51 & 36  
 ZONE RP-1-4 DU/AC

**Existing Site Survey  
 Seven Springs Subdivision**

Knoxville, Tennessee  
**Agenda Item # 32**

**MPC June 10, 2010**



**SITE DATA**  
 2404 + 5436 CROOKED PINE LANE  
 CLT MAP NO: 92 LOT PARCEL 51 + 36  
 ZONE RP-11-4 DU/AC

Swimming Pool Addition - site plan  
**Seven Springs Subdivision**

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