

▶ **FILE #:** 6-D-10-UR

**AGENDA ITEM #** 34

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

▶ **APPLICANT:** **W. FRED CAMPBELL**  
 OWNER(S): CITY VIEW BAPTIST CHURCH

TAX ID NUMBER: 82 A G 022

JURISDICTION: City Council District 4

▶ **LOCATION:** **South side of McCroskey Av., east side of Newman St.**

▶ **APPX. SIZE OF TRACT:** **0.89 acres**

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via McCroskey Av. , a local street with a pavement width of 24' within a 40' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** **R-1A (Low Density Residential)**

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **Playground / playfield**

HISTORY OF ZONING: The property was rezoned to R-1A in the early 1980's as part of a One Year Plan general rezoning

SURROUNDING LAND USE AND ZONING:  
 North: Detached dwellings / R-1A residential  
 South: Detached dwellings / R-1A residential  
 East: Detached dwellings / R-1A residential  
 West: Detached dwellings / R-1A residential

NEIGHBORHOOD CONTEXT: The site is surrounded by older detached residences in an area that is zoned R-1A.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a playground/playfield including the pavilion as shown on the development plan subject to 2 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering

With the conditions noted, the plan meets the requirements for approval in the R-1A (Low Density Residential) zone and the other criteria for approval of a use on review.

**COMMENTS:**

This is a vacant parcel that the church has owned since 1960. It has been used for impromptu recreational activities throughout the years. The church is now requesting to improve the land by building a 1650 square foot pavilion and playground equipment on the site. The R-1A (Low Density Residential) regulations permit playgrounds and playfields as a use on review.

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

1. The proposed playground/playfield will have minimal impact on local services since all utilities are in place to serve this development.
2. Since the proposed playground/playfield has been informally used for the same purpose for years, it will have minimal impact the surrounding neighborhood
3. The proposal is compatible with the surrounding development because it will serve as an extension of the church which has existed in this community for over fifty years

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

1. The proposed playground/playfield meets all of the requirements of the R-1A (Low Density Residential) zone of the Knoxville Zoning Ordinance,
2. The proposed playground/playfield 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.

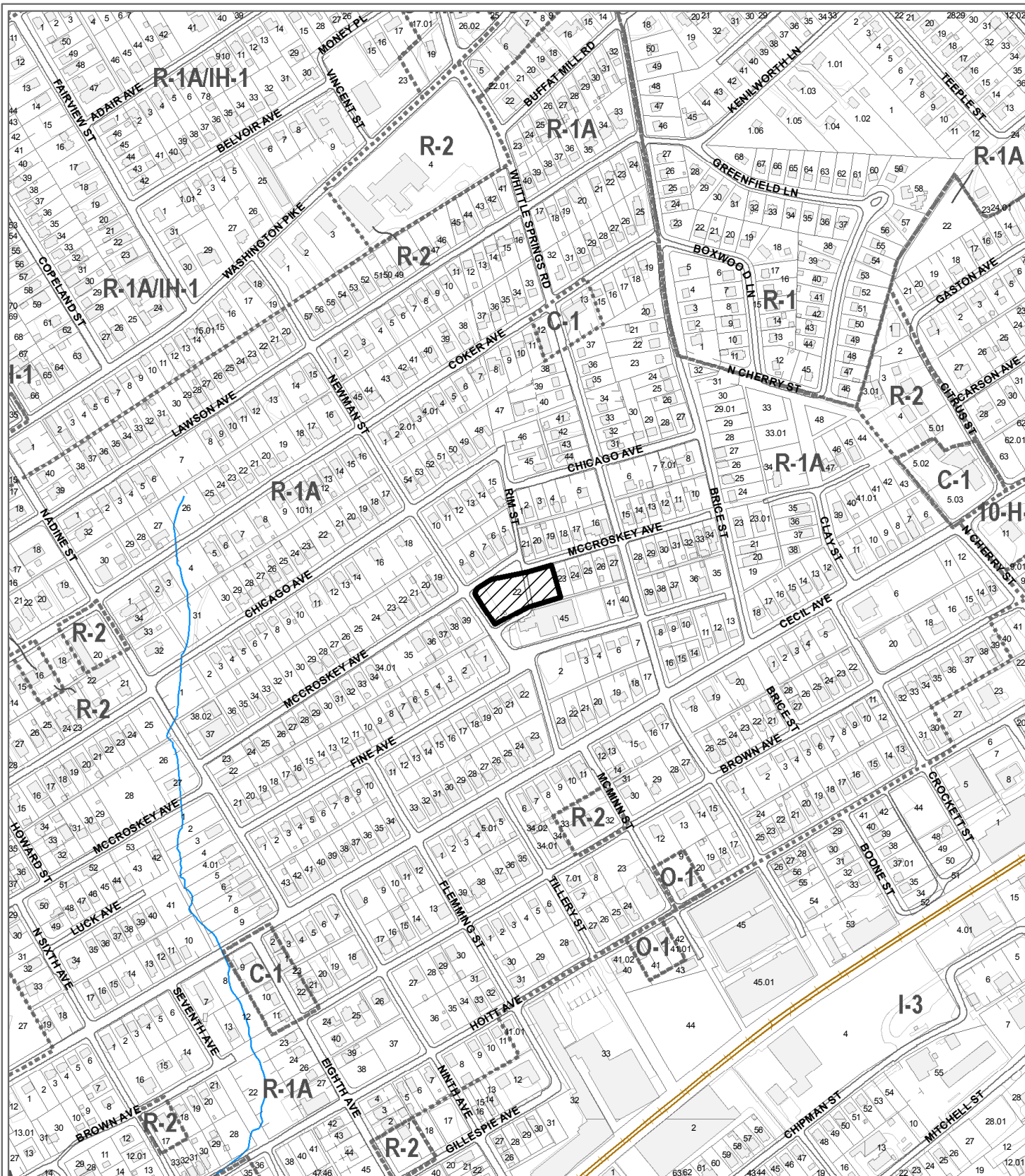
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City 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.

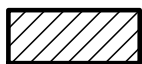
ESTIMATED TRAFFIC IMPACT: Not calculated.

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-D-10-UR  
USE ON REVIEW**



Playground / playfield in R-1A (Low Density Residential)

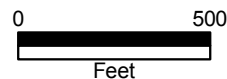
Original Print Date: 5/20/2010  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Campbell, W. Fred

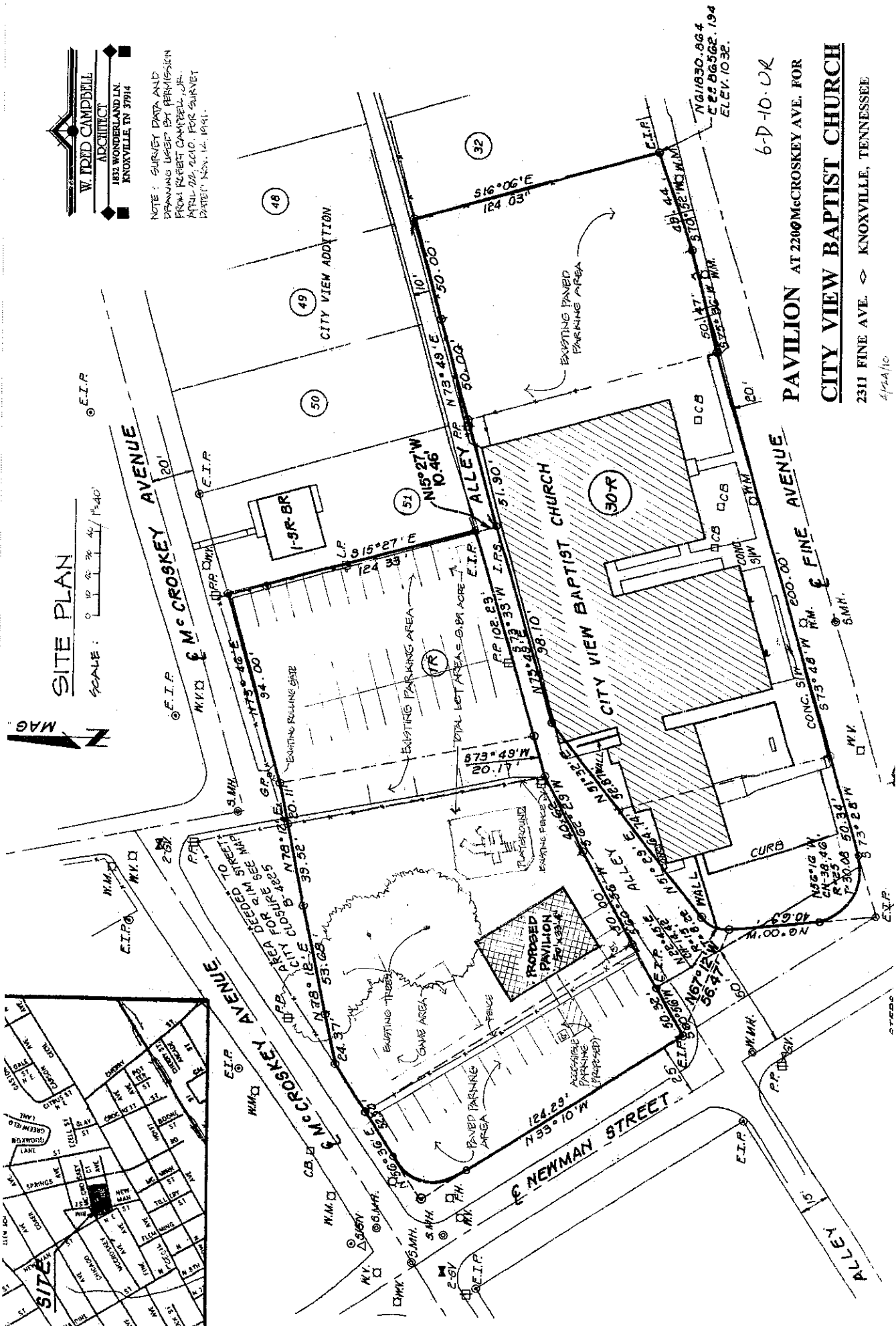
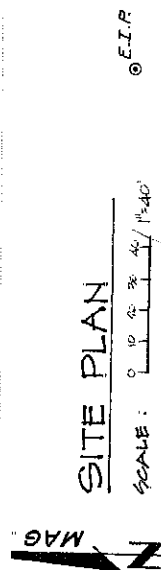
Map No: 82

Jurisdiction: City



**W. FRED CAMPBELL**  
ARCHITECT  
182 WOODLAND LN.  
KNOXVILLE TN 37914

NOTE: SURVEY DATA AND DRAWING USED BY PERMISSION FROM ROBERT CAMPBELL, JR. APRIL 22, 2010. FOR SURVEY DATED NOV. 14, 1991.



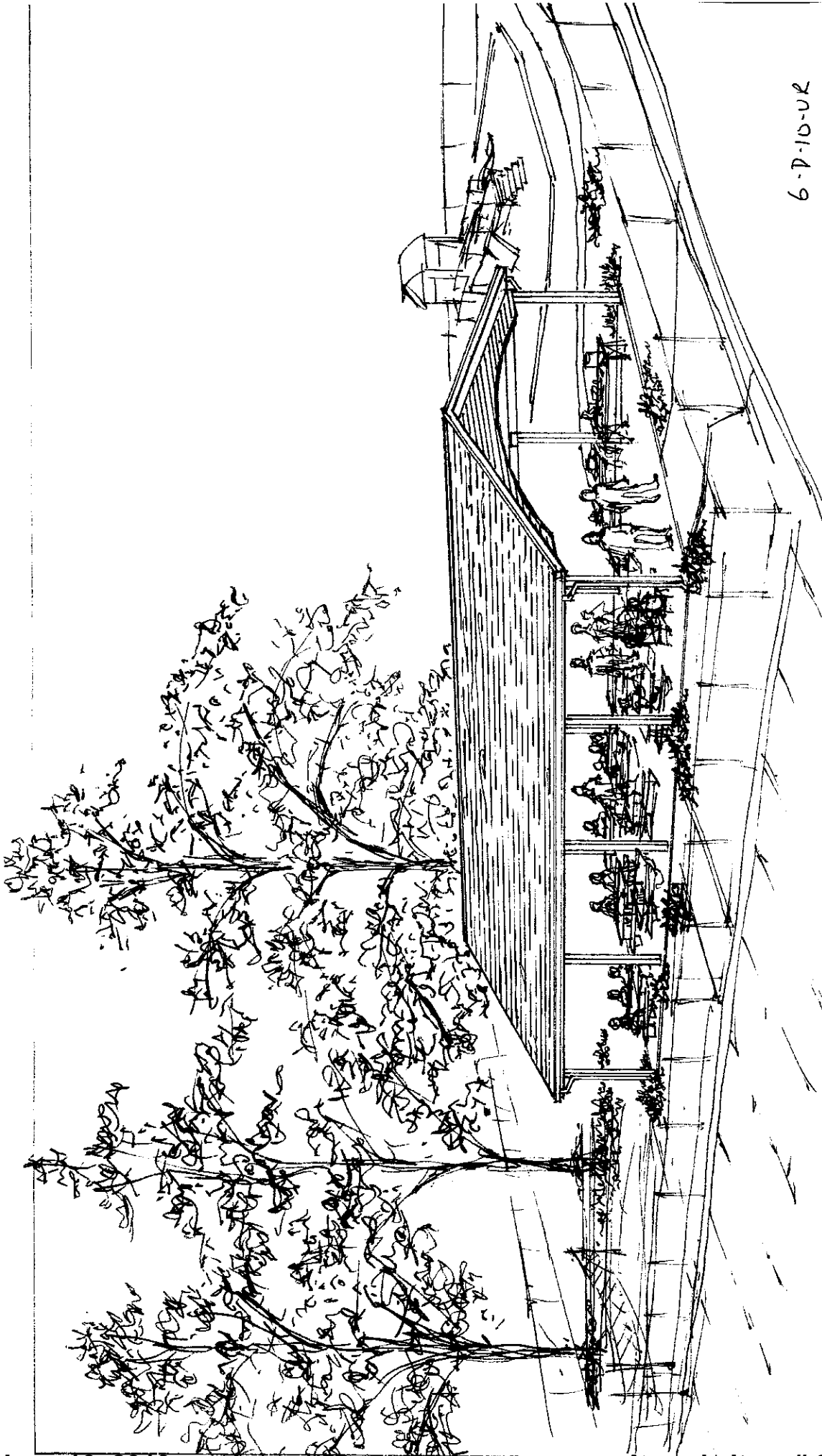
6-D-10-0K

PAVILION AT 2200 McCROSKEY AVE. FOR

**CITY VIEW BAPTIST CHURCH**

2311 FINE AVE. ◊ KNOXVILLE, TENNESSEE

4/24/10



6-P-10-UR

**W. FRED CAMPBELL**  
ARCHITECT  
1822 WONDERLAND LN.  
KNOXVILLE TN 37914  
4/24/10

PAVILION AT 2206 McCROSKEY AVE. FOR  
**CITY VIEW BAPTIST CHURCH**  
2311 FINE AVE. ◊ KNOXVILLE, TENNESSEE