

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

▶ **FILE #:** 1-A-11-UR

AGENDA ITEM # 26

AGENDA DATE: 1/13/2011

▶ **APPLICANT:** **WATER ANGEL MINISTRIES, INC.**

OWNER(S): Water Angel Ministries, Inc

TAX ID NUMBER: 94 F D 018 & 019

JURISDICTION: City Council District 6

▶ **LOCATION:** **South side of W. Fourth Ave., west of University Ave.**

▶ **APPX. SIZE OF TRACT:** **12500 square feet**

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via W. Fourth Ave., a local street with a 26' pavement width within a 40' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

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

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

▶ **PROPOSED USE:** **Playground**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / R-1A (Low Density Residential)

South: Residences / R-1A (Low Density Residential)

East: Church / R-1A (Low Density Residential)

West: Residences / R-1A (Low Density Residential)

NEIGHBORHOOD CONTEXT: The site is located near the edge of an older established neighborhood just west of some mixed businesses located along the I-275 corridor.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a playground in the R-1A zoning district, subject to the following 3 conditions:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Site lighting shall only be minimal lighting for security purposes. The basketball court shall not include lighting for night time use. Any lighting shall be directed away from adjoining residential property.

With the conditions noted above, this request meets all requirements for approval of a playground in the R-1A zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant, Water Angel Ministries, is requesting approval of a playground on property that is that is zoned R-1A (Low Density Residential) and is located on the south side of W. Fourth Ave., west of University Ave. While the applicant is leasing the church building located at the corner of W. Fourth Ave. and University Ave., they have purchased the two adjacent lots for the development of a playground area for the church. A playground or park can be permitted as a stand alone use in the R-1A zoning district through the use on review process.

The proposed playground facilities include a 30' x 48' play set area, a 16' x 21' concrete pad for 4-square and hop-scotch games, a 50' x 47' basketball half-court, and a 50' x 85' grassed play area. The grassed play area adjoins the residence located to the west. The playground property will be surrounded by black vinyl chain link fence with an access gate from the church property. The chain link fencing located in the required front yard cannot include any materials which impedes vision across such yard. Security lighting will be provided on the property but will not be designed for nighttime use of the basketball court. Any lighting shall be directed away from adjoining residential property.

The property for the playground consist of two 50' x 125' lots of record. Building permits are not required for the proposed playground facilities. Approval is required from the Knoxville Department of Engineering.

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

1. The request will have minimal impact on street traffic since this playground is designed for use by the church.
2. The request will not place any additional demand on schools.
3. Public utilities are in place to serve the site.

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

1. The current R-1A zoning of the property permits consideration of playgrounds as a use on review.
2. With the recommended conditions, the proposal is consistent with all requirements for the R-1A zoning district, as well as other criteria for approval of a use on review.
3. The proposed playground 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 additional traffic through residential areas.

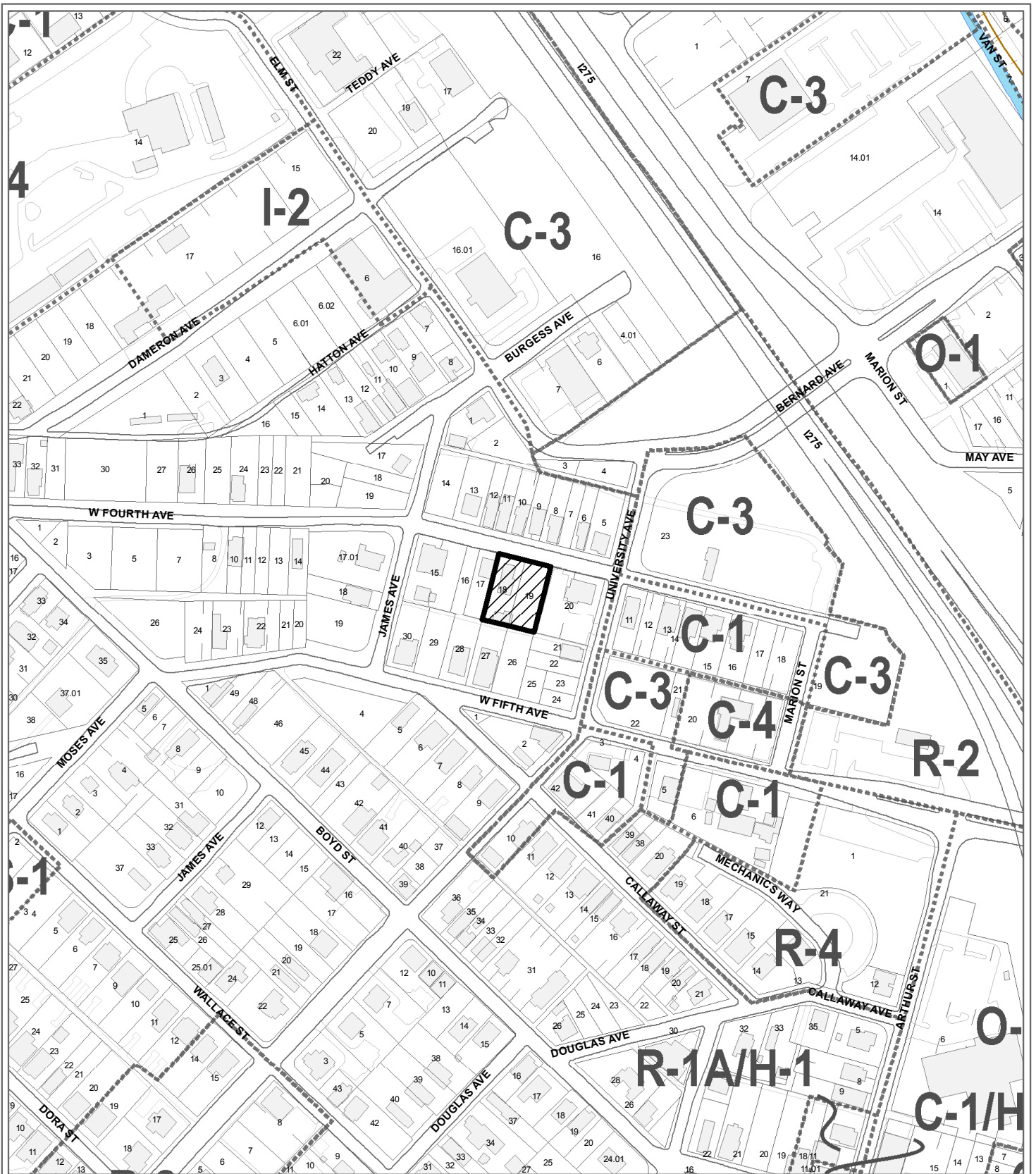
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan and the Central City Sector Plan propose low density residential uses for the subject property.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

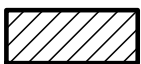
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the 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.



**1-A-11-UR
USE ON REVIEW**



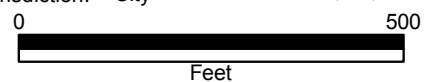
Playground in R-1A (Low Density Residential)

Original Print Date: 12/22/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Water Angel Ministries, Inc.

Map No: 94

Jurisdiction: City



1-A-11-VR

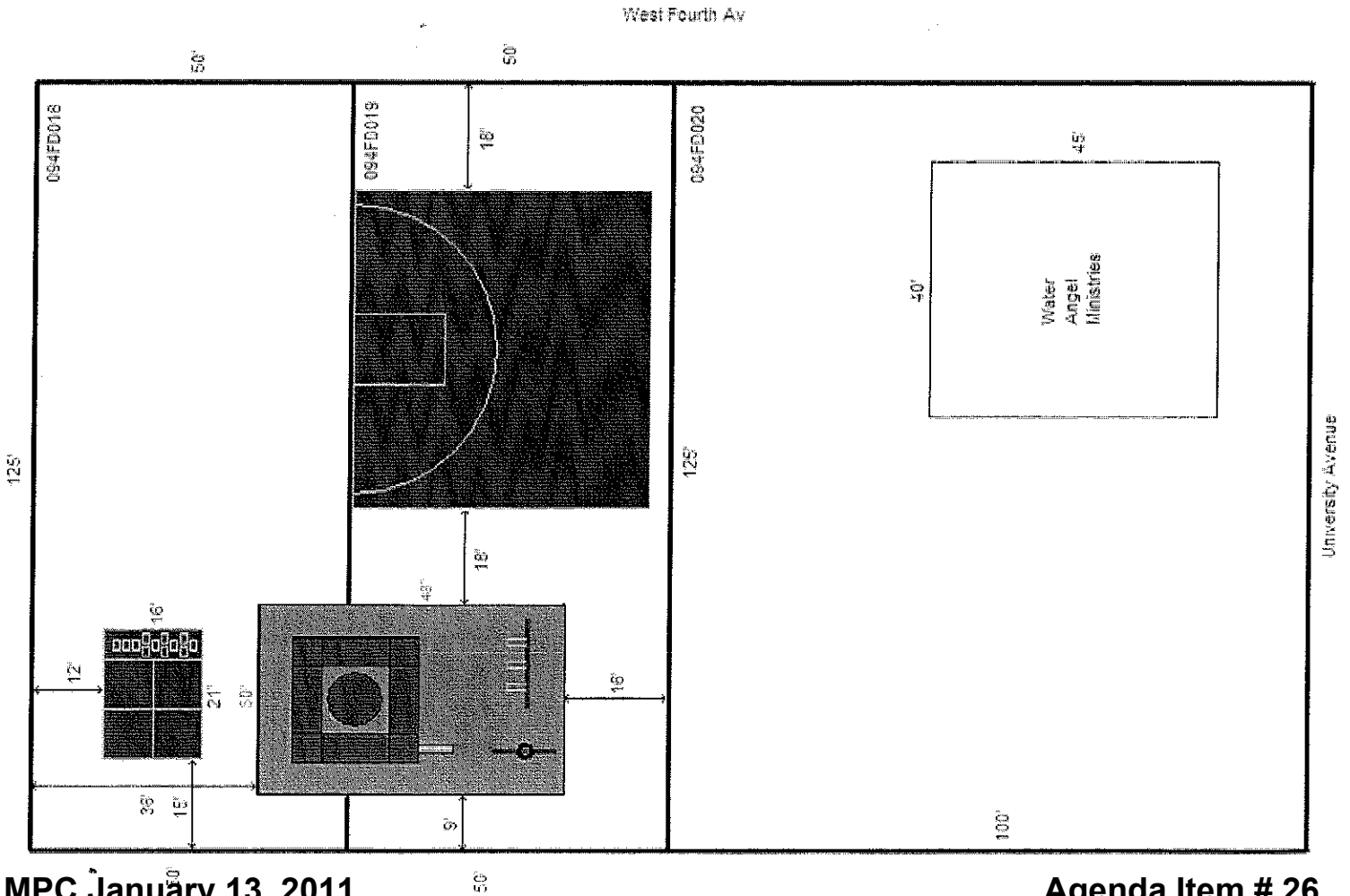
Notes:
Playground property will be bordered on all sides by a black vinyl chain link fence within required setbacks

The 30' x 45' playset area will have a square fort around the existing tree with additional swingset and tire swing structures

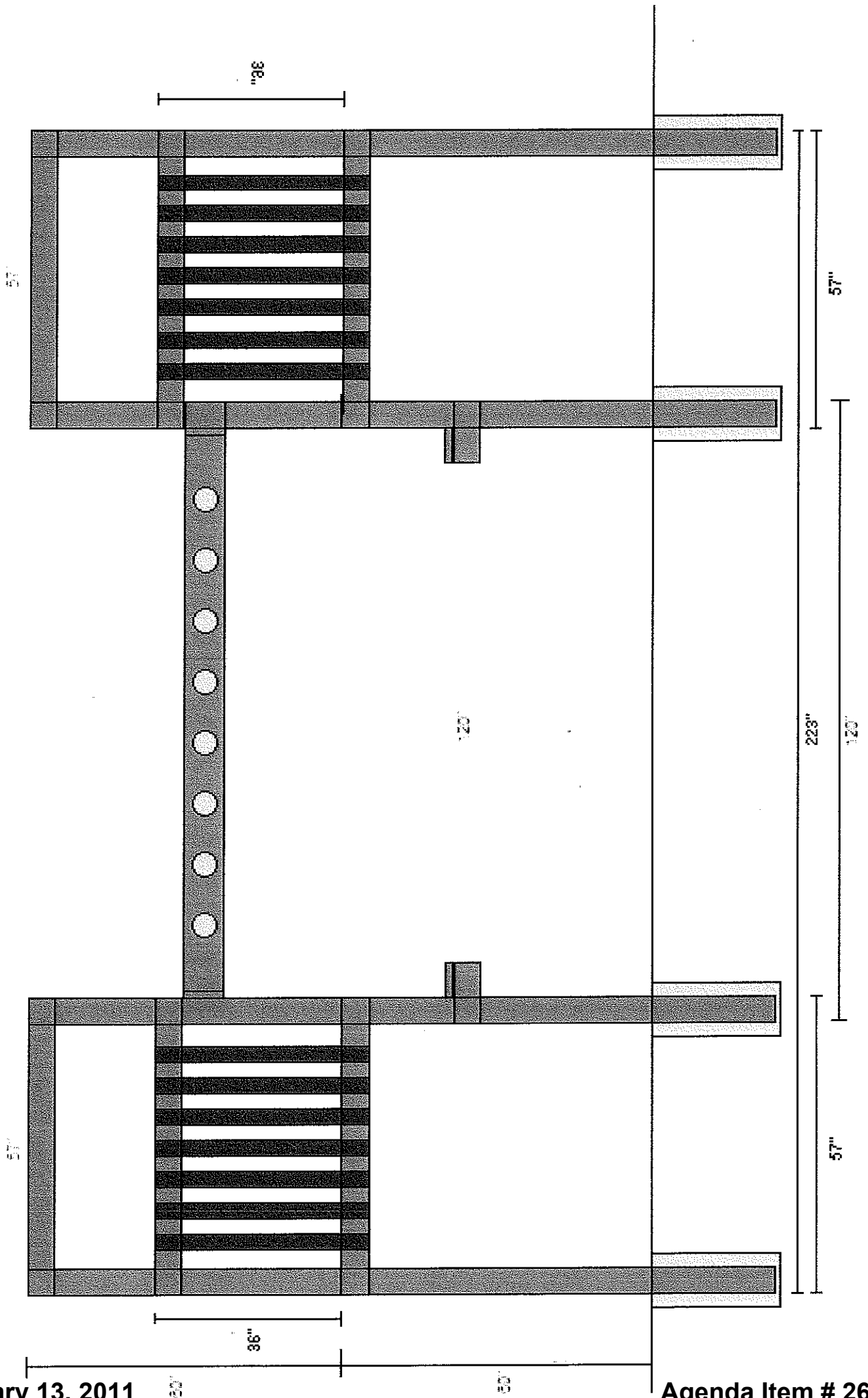
A 16' x 21' concrete pad will be poured that will be a 4-square and hop-scotch play area.

A 50' x 47' half-court basketball court will be built as shown.

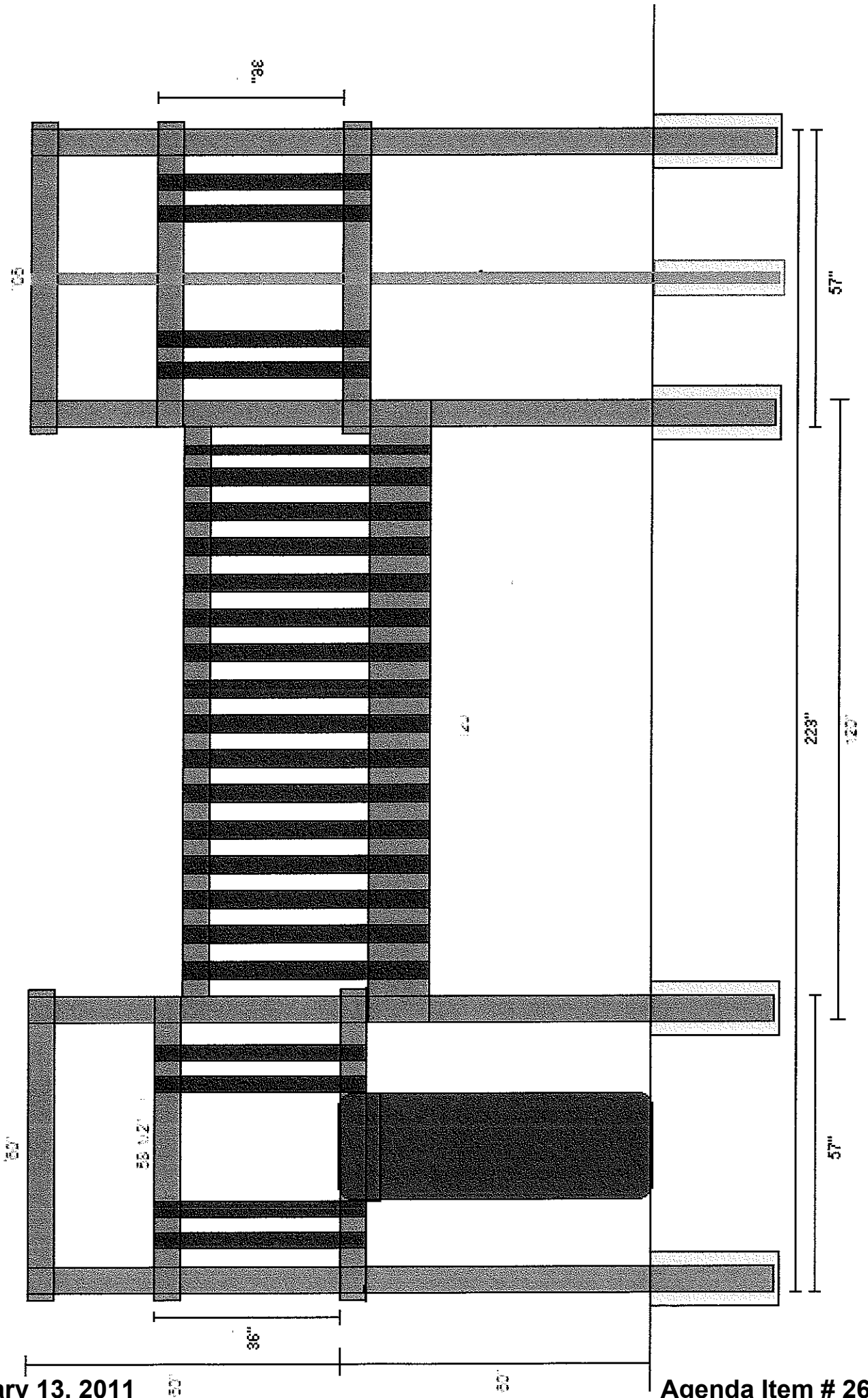
All other areas will be grass.



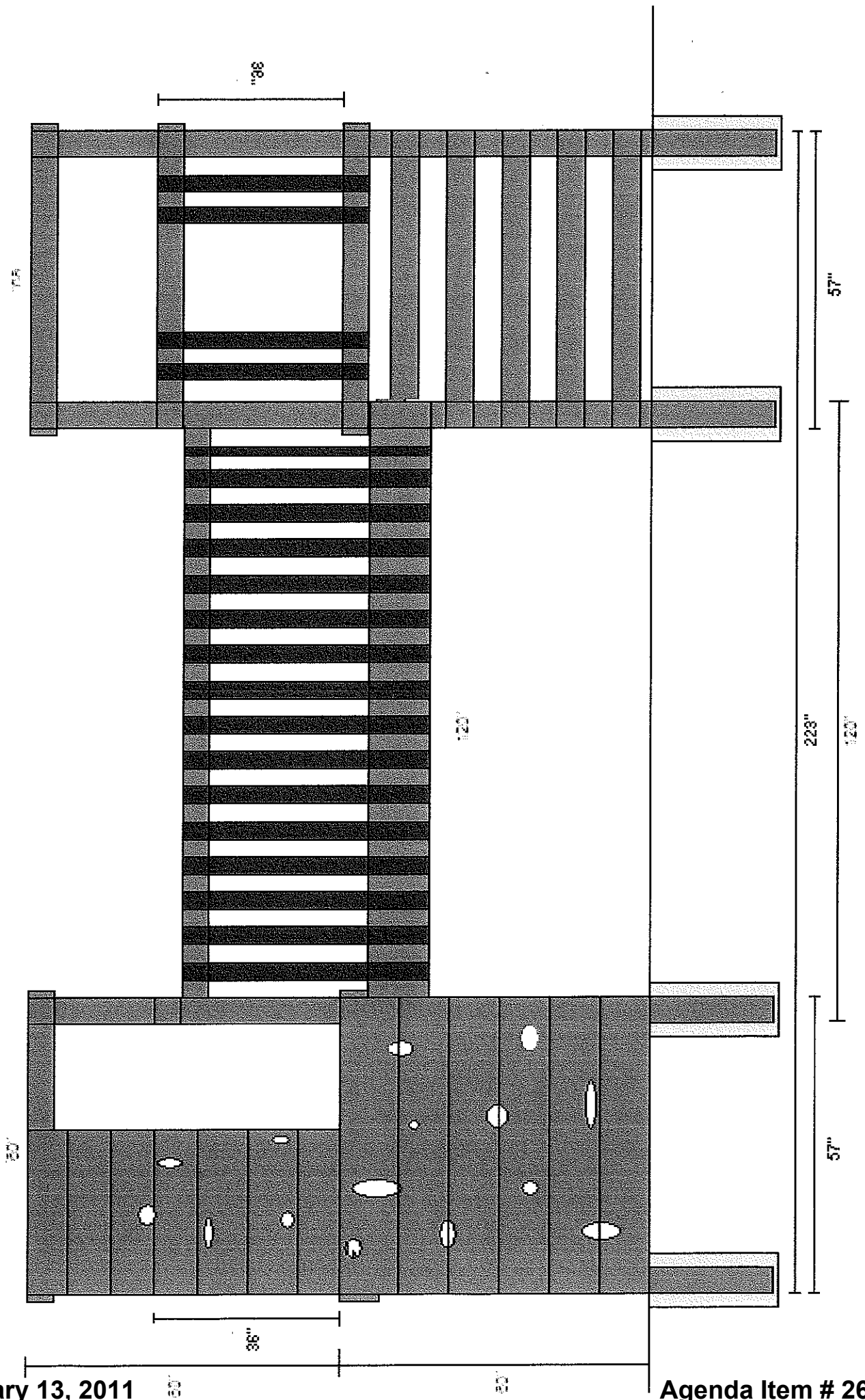
ROAD FACING



CHURCH FACING



HOUSE FACING



ALLEY FACING

