

▶ **FILE #:** 10-C-13-UR

AGENDA ITEM #: 35

AGENDA DATE: 10/10/2013

▶ **APPLICANT:** **DIAMOND BASEBALL / CHRIS MALONE**

OWNER(S): William A. Hollin

TAX ID NUMBER: 131 116.05

JURISDICTION: County Commission District 5

▶ **LOCATION:** **East side of Center Park Dr., south of Parkside Dr.**

▶ **APPX. SIZE OF TRACT:** **1.85 acres**

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Center Park Dr., a minor collector street with a 26' pavement width within a 60' right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

▶ **ZONING:** **PC (Planned Commercial)**

▶ **EXISTING LAND USE:** **Parking lot**

▶ **PROPOSED USE:** **Indoor baseball training facility**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Mixed businesses / PC (Planned Commercial)

South: Mixed businesses / PC (Planned Commercial)

East: Business and Pellissippi Parkway / C-3 (General Commercial)

West: Mixed businesses / PC (Planned Commercial) & C-6 (General Commercial Park)

NEIGHBORHOOD CONTEXT: The site is located on the west side of Pellissippi Parkway (I-140), north of Kingston Pike and south of Parkside Dr. in an area that includes a mix of businesses that has developed primarily under PC (Planned Commercial) zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the request for an indoor baseball training facility as shown on the development plan subject to 5 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
3. Prior to commencing any site grading or construction, trimming up the branches of the existing trees along the Center Park Dr. frontage to maximize sight distance from the existing entrance in both directions along Center Park Dr. The Knox County Department of Engineering and Public Works staff shall certify that the sight

distance is acceptable prior to any site work.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Proposed signage subject to approval by the Planning Commission staff and the Knox County Sign Enforcement Inspector.

With the conditions noted above, this request meets the requirements of the PC zone and the other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing an indoor baseball training facility at this site which is located on the east side of Center Park Dr. about midway between Kingston Pike and Parkside Dr. The proposed facility will have a building area of approximately 22,166 square feet. The site has an existing parking lot with 88 spaces that will be modified in the area along the building frontage to provide accessible parking spaces and landscaping. As revised, there will be 83 parking spaces which is one more than what is required for the proposed use.

The existing parking lot with 88 spaces received a use on review approval from the Planning Commission as an interim use on January 14, 1999. While the parking lot was to be used by a business across the street, it was not parking that was required by the Zoning Ordinance. The owner of the property has provided a letter stating that currently there are no lease or use agreements with any adjoining property owner for the use of the parking lot.

The Knox County Board of Zoning Appeals approved a variance to reduce the peripheral setback along the eastern property line from 50 feet to 15 feet on August 28, 2013.

The existing trees along Center Park Dr. need to be trimmed prior to any site work in order to maximize sight distance from the existing entrance in both directions along Center Park Dr.

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 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 athletic training facility 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

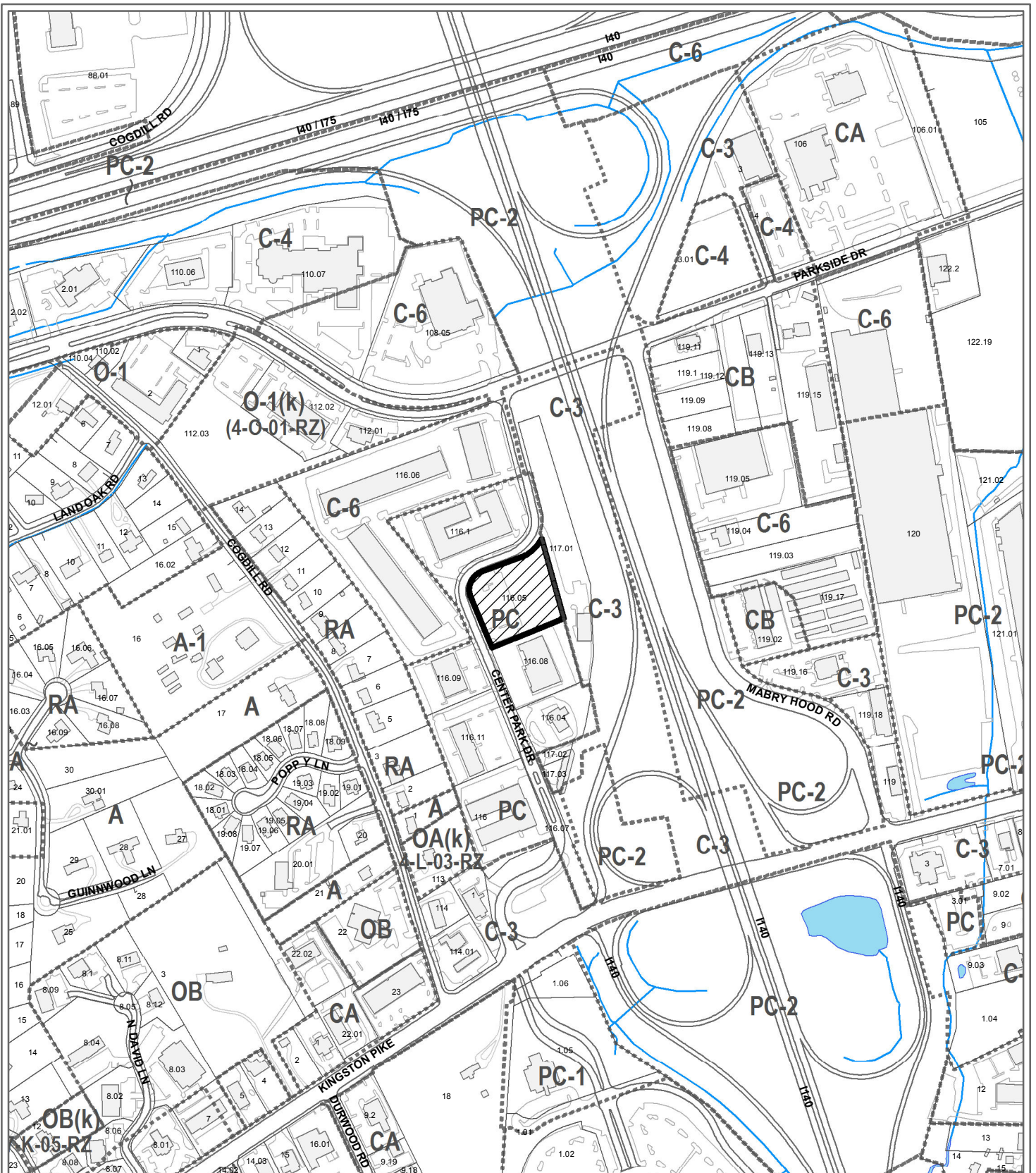
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes office uses for the site. The property has been zoned PC (Planned Commercial), which allows the proposed use, since the early 1980's.
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 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.



**10-C-13-UR
USE ON REVIEW**



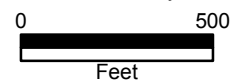
Indoor baseball training facility and associated retail in PC (Planned Commercial)

Original Print Date: 9/25/2013
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Diamond Baseball / Chris Malone

Map No: 131
Jurisdiction: County





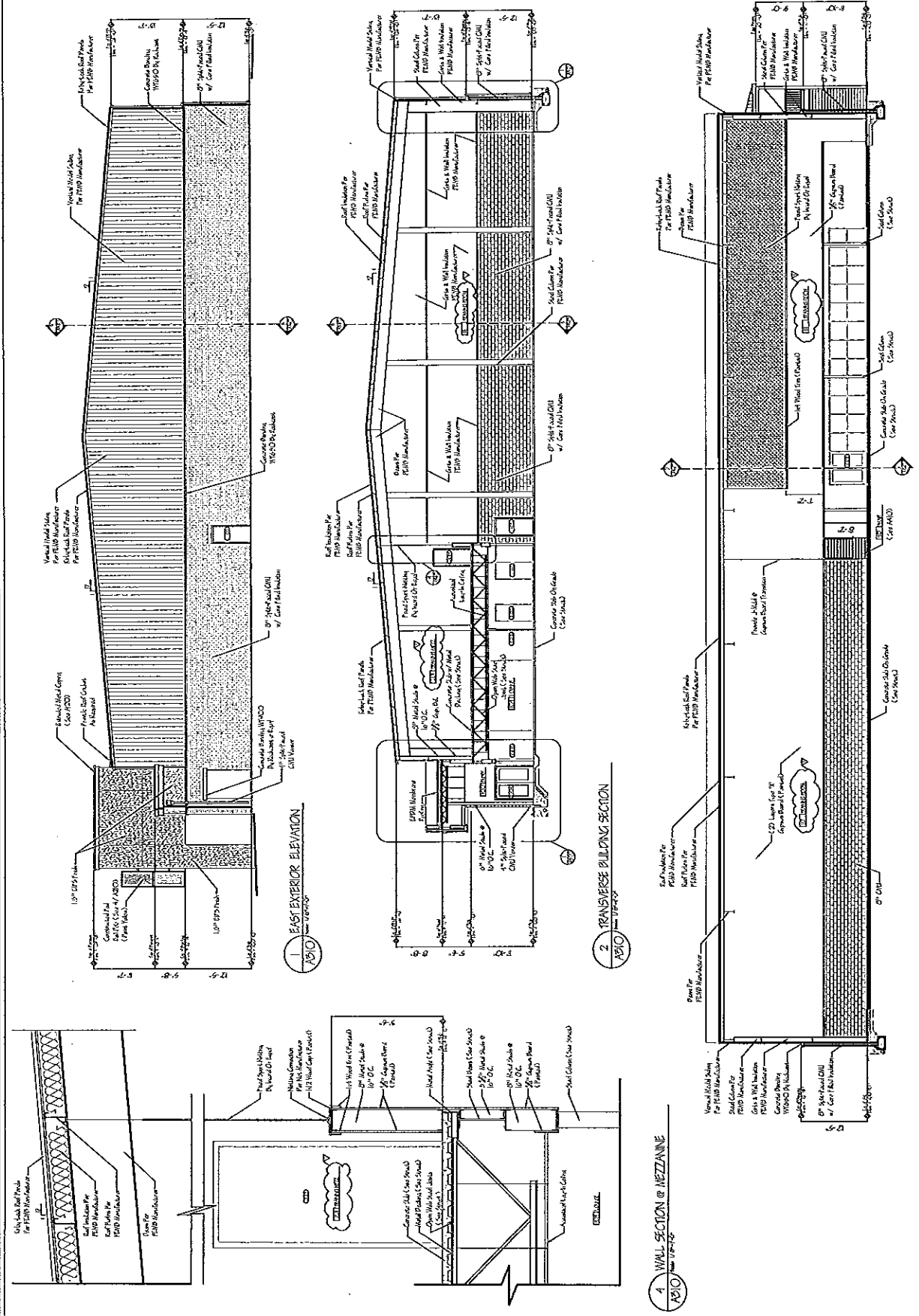
**Foxhollow
Goodson**
Architectural Building Company

10, Clark Road
Knoxville, Tennessee 37914
Phone: 865.272.9700
Fax: 865.272.9704
www.foxhollowgoodson.com

**A New Facility
For
Diamond Baseball**
Knoxville, Tennessee

Drawn by	ASB
Checked by	ASB
Designed by	ASB
Approved by	ASB
Project No.	10-C-13-UR
Revision	
Scale	ASB
Sheet No.	ASB
Project Name	ASB
Client	ASB
Location	ASB
Date	ASB

A310
Exterior Elevations &
Building Sections



10-C-13-UR