



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

▶ **FILE #:** 1-M-15-UR **AGENDA ITEM #:** 34

POSTPONEMENT(S): 1/8/2015-2/12/2015 **AGENDA DATE:** 3/12/2015

▶ **APPLICANT:** FARIS EID

OWNER(S): Boys and Girls Club of TN Valley

TAX ID NUMBER: 81 M T 005 [View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 407 Caswell Ave

▶ **LOCATION:** South side of E. Baxter Av., north side of Caswell Av.

▶ **APPX. SIZE OF TRACT:** 5.42 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via E. Baxter Av., a local street with a pavement width of 20' within a 40 wide right-of-way. Additional access is via Cassell/Irwin St. which are local streets with a pavement width of 20' within a 40 wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **ZONING:** R-2 (General Residential)

▶ **EXISTING LAND USE:** Boys and Girls Club

▶ **PROPOSED USE:** Boys and Girls Club expansion

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Detached dwellings & warehouse / R-1A residential & I-2 industrial

South: Detached dwelling / C-3 commercial & O-1 office

East: General business / C-3 commercial

West: Public buildings & land / C-3 commercial & OS-2 open space

NEIGHBORHOOD CONTEXT: The site is located close to the southeastern boundary of Old North Knoxville. It is in close proximity to both Broadway and N. Central. There are some houses still located in the immediate vicinity of the site, however, the predominant use in the immediate area are various types of commercial enterprises.

STAFF RECOMMENDATION:

▶ **APPROVE the expansion of the Boys and Girls Club as shown on the development plan subject to 3 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Obtaining any required variances from the Knoxville Board of Zoning Appeals
3. Meeting all applicable requirements of the Knoxville Engineering Dept.

COMMENTS:

This plan calls for a major expansion to the existing Boys and Girls Club which will more than double the size of the facility. The new building will be a two story structure with two gymnasiums, a swimming pool and activities rooms on the first floor. The second floor will be primarily devoted to administrative functions. Demolition of one of the existing buildings and relocation of the tennis facility will be required to make way for an expanded parking lot. Due to the amount of impervious area that will be created by this expansion, there will be a requirement to provide a detention basin and to meet all of the other City stormwater regulations.

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

1. The proposal will have no impact on schools.
2. Limited additional traffic will be generated because most of the children are bused to this facility.
3. Public water and sewer utilities are available to serve the development.
4. Since the use is already in place, staff believes the expansion of the facility will have little or no additional impact on the surrounding area.

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

1. The proposed expansion 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 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.
2. With approval of the needed variances, the plan meets all requirements of the R-2 zoning district and the general requirements for granting a use on review.

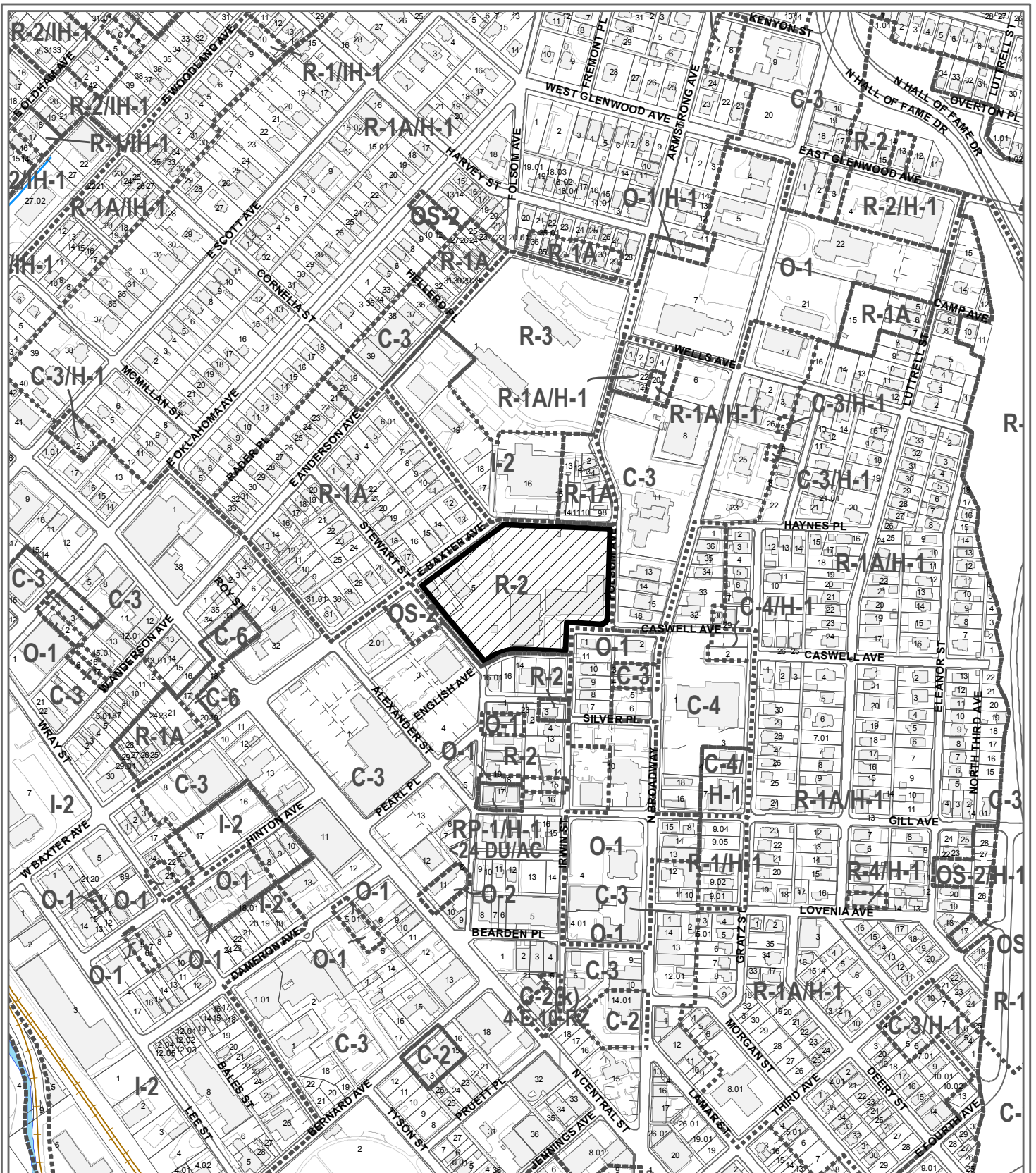
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Central City Sector Plan proposes traditional neighbor residential and recreation uses for this site.

ESTIMATED TRAFFIC IMPACT: Not required.

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-M-15-UR
USE ON REVIEW**

Petitioner: Eid, Faris

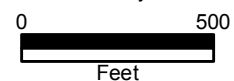


Boys and Girls Club expansion in R-2 (General Residential)

Map No: 81

Jurisdiction: City

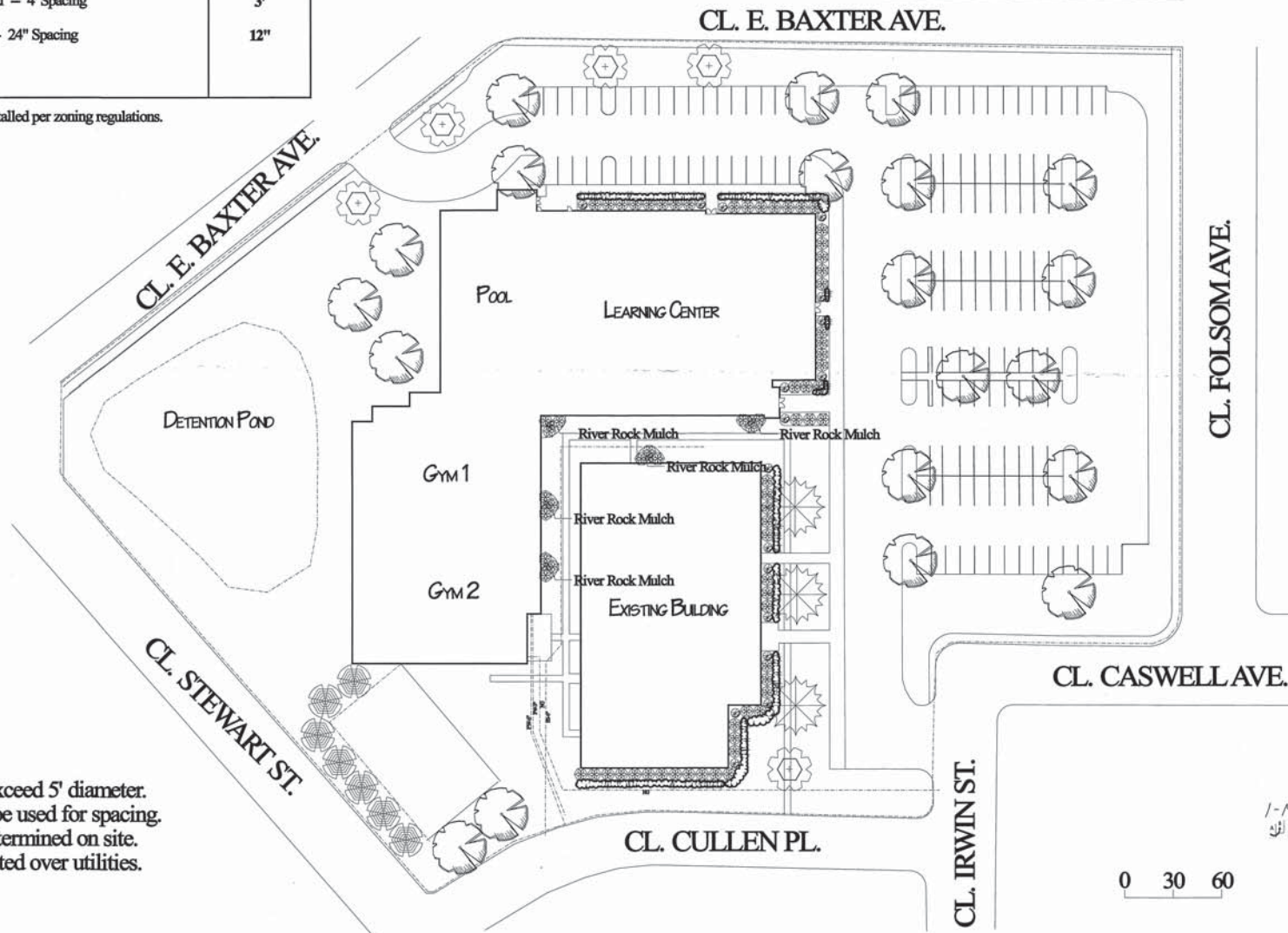
Original Print Date: 12/22/2014 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



	Plants	Max Height
⊗	17 Emerald Green Arborvitae 5'	12'
⊗	7 Japanese Cedar- Cryptomeria Japonica 8'-10'	50'+
⊗	4 Natchez Crape Myrtle-Lagerstroemia Natchez 8-10'	30'
⊗	20 Allee Elm-Ulmus Parvifolia "Allee 2"	50'+
⊗	3 Winter King Hawthorn-Crataegus Viridis "Winter King" 2"	30'
⊗	131 Little Henry Itea 3 Gal - 4' Spacing	3'
⊗	615 Big Blue Liriope 4" - 24" Spacing	12"
⊗	15 Boulders 3'x3'	

52 Trees installed per zoning regulations.

- PW-6" Potable Water
- NG Natural Gas
- PW-3" Potable Water
- SS-6" Sanitary Sewer

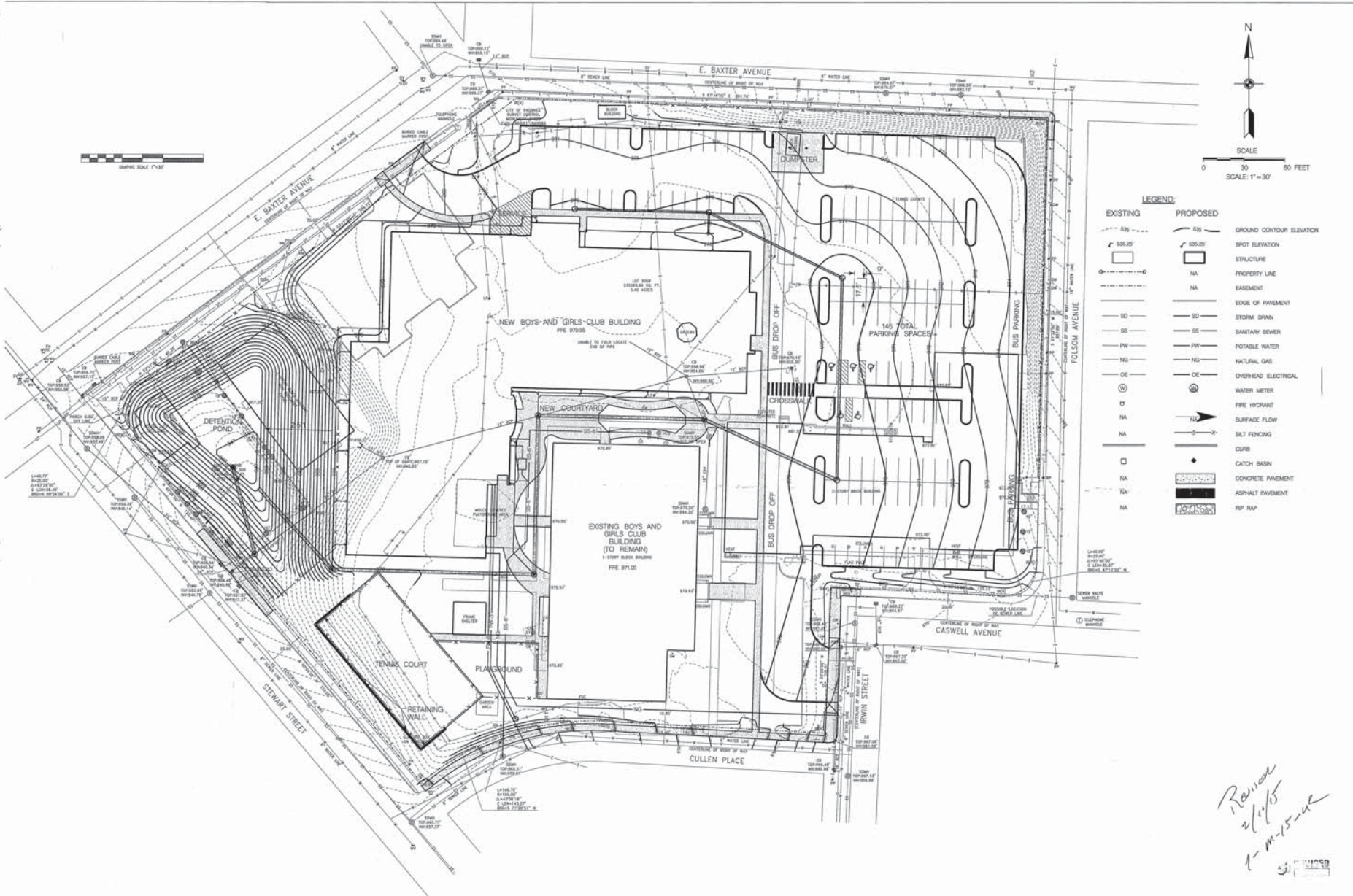


Tree rings not to exceed 5' diameter.
 Drawing is not to be used for spacing.
 Spacing will be determined on site.
 No trees to be planted over utilities.

0 30 60

1-M-15-UR
 REVISED
 2-11-15

Landscape Design by: Eric Hill
 The Lawn Butler of Knoxville
 Landscape Plan: 01
 Boys and Girls Club
 Scale: 1" = 30'
 Revision #: 00
 Date: 2/2/2015



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ADDITION FOR
**BOYS AND GIRLS CLUB
 OF THE TENNESSEE VALLEY
 CASWELL CAMPUS**
 407 CASWELL AVENUE, KNOXVILLE, TN

No.	Description	Date

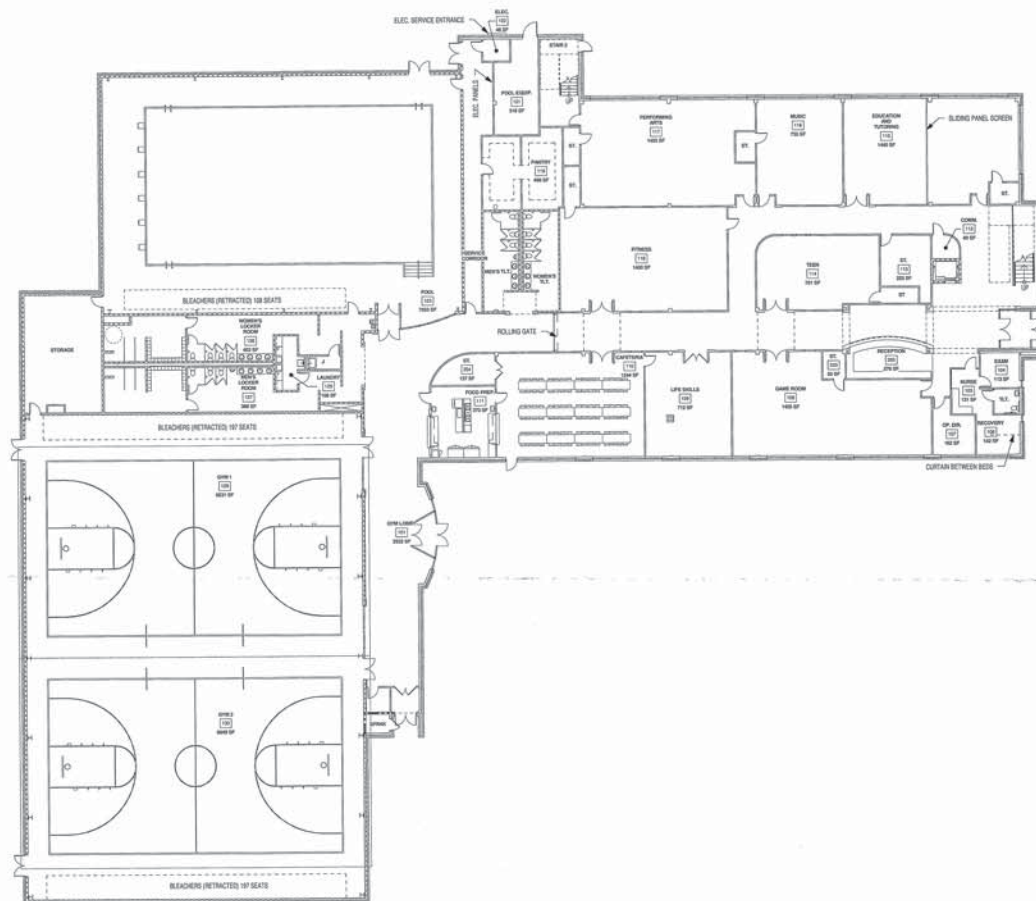
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Sheet Title
 CONCEPT SITE PLAN

C0.0

Project Number 13030	Sheet Number
Date 2/20/15	

*Review
2/11/15
1-M-15-uc*



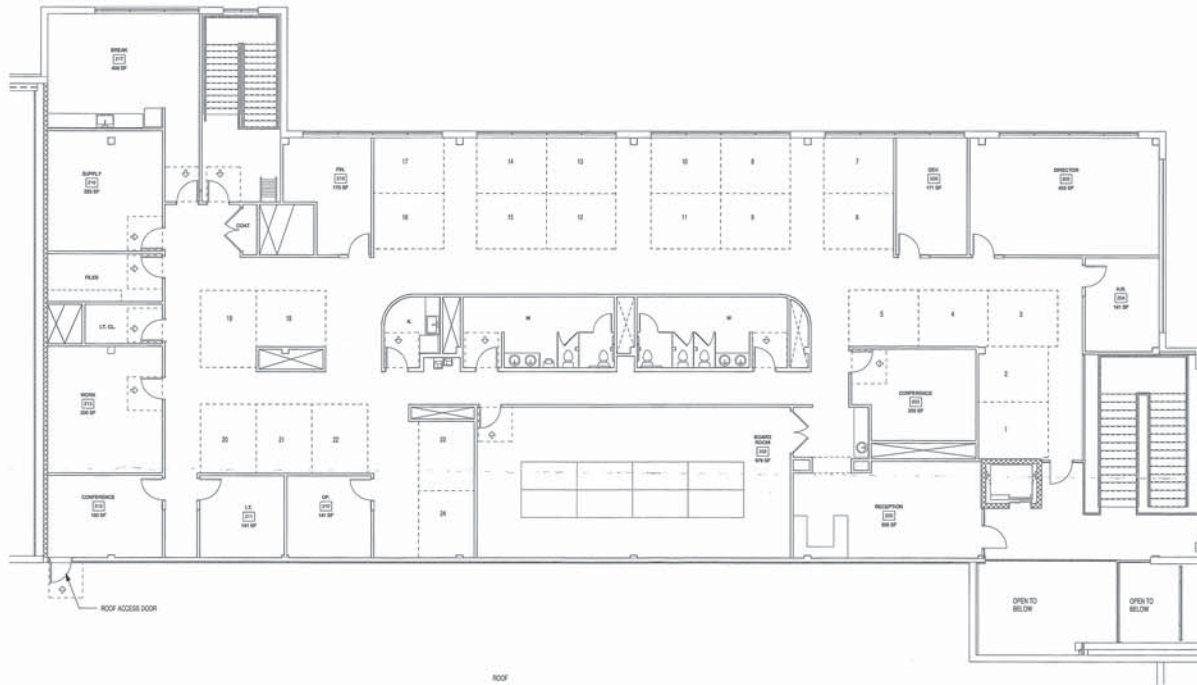
1 FIRST FLOOR PLAN (OVERALL)
1/8" = 1'-0"

1-M-15-UR
REVISED
2-1-15

PRELIMINARY NOT FOR CONSTRUCTION	
DATE	02/02/15
PROJECT #	14040
SHEET NUMBER	A-101
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A NEW BUILDING FOR:
THE BOYS AND GIRLS CLUBS
 407 CASWELL AVENUE KNOXVILLE, TN 37917

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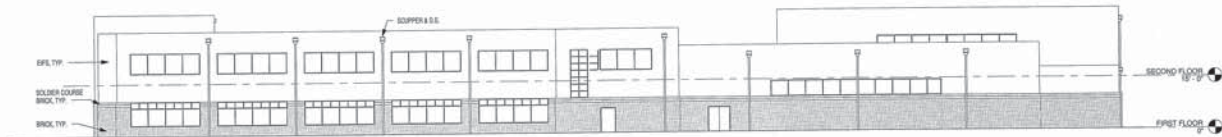
1 SECOND FLOOR PLAN
1/8" = 1'-0"

1-M-15-UR
REVISED
12-11-15

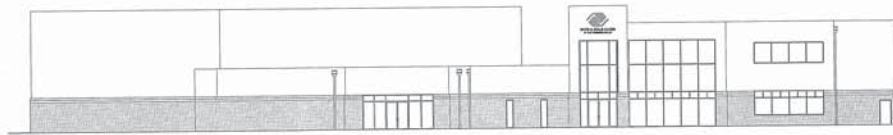
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1 NORTH ELEVATION UOR
1/16" = 1'-0"



2 EAST ELEVATION UOR
1/16" = 1'-0"



3 SOUTH ELEVATION UOR
1/16" = 1'-0"



4 west elevation UOR
1/16" = 1'-0"

1-11-15-UR
REVISED
12-11-15

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SHEET NUMBER	UOR
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