

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

▶ **FILE #:** 1-M-17-UR

**AGENDA ITEM #:** 65

**AGENDA DATE:** 1/12/2017

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): City of Knoxville

TAX ID NUMBER: 95 I B 00102, 095HD00402 & PART OF 095IB002 [View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 0 Howard Baker Jr. Ave

▶ **LOCATION:** Northwest side of Howard Baker Jr. Ave., west of E. Hill Ave.

▶ **APPX. SIZE OF TRACT:** 2.6 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Howard Baker Jr. Ave., a major collector street with four lanes and a center median within 100' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** O-2 (Civic and Institutional)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** K-9 Training Facility for Knoxville Police Department and a Dog Park

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: School - R-3 (High Density Residential)

South: Knoxville Police Department - O-2 (Civic and Institutional)

East: Apartments - R-3 (High Density Residential)

West: Public parking garage - O-2 (Civic and Institutional)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of civic/institutional uses and medium to high density residential uses under O-2 and R-3 zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for the K-9 Training Facility for the Knoxville Police Department and the dog park as shown on the development plan, subject to 8 conditions:**

1. The proposed governmental facility and dog park and any future expansion shall meet the area, height and off-street parking standards as required in the O-1 (Office (Office, Medical, and Related Services) zoning district.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Installation of all sidewalks as shown on the approved development plan subject to approval by the Knoxville Department of Engineering and meeting all applicable Americans with Disabilities Act (ADA) requirements.

4. Working with the Knoxville Department of Engineering on improving the vehicle queue length at the gated entrance to this facility.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Installation of landscaping as shown on the approved landscape plan within six months of the issuance of occupancy permit for this project.
7. Meeting all applicable requirements of the Knoxville Urban Forester.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the O-2 District.

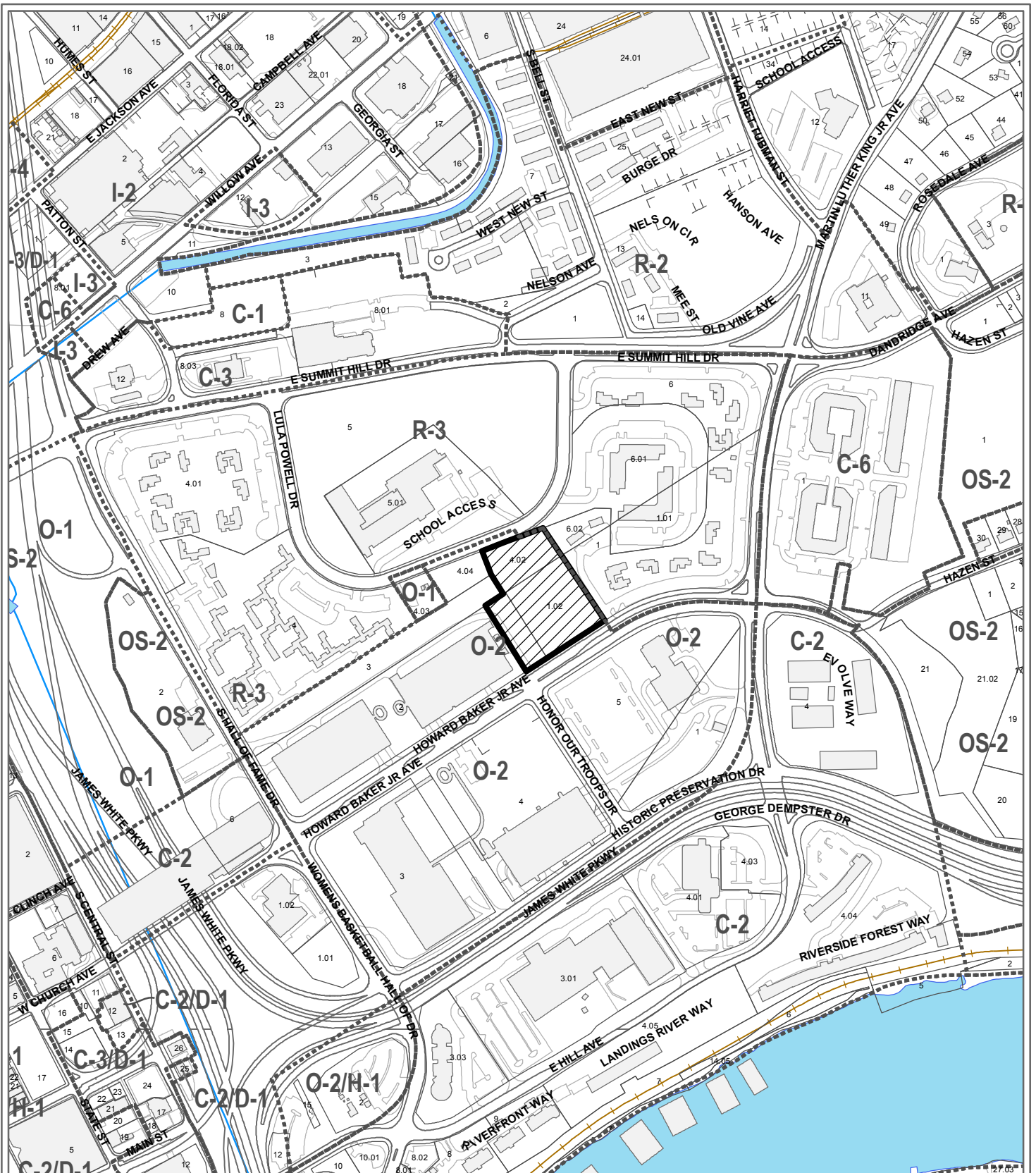
**COMMENTS:**

The applicant is proposing to develop a K-9 Training Facility for the Knoxville Police Department and a dog park at this 2.6 acre site located on the northwest side of Howard Baker Jr. Ave., west of E. Hill Ave. The site is located across the street from the Knoxville Police Department. Both of the uses are permitted uses within the O-2 (Civic and Institutional) zoning district. This request is only before the Planning Commission because of a provision in the ordinance that states that area, height and off-street parking standards are to be in accordance with the recommendations of the Planning Commission. After reviewing the request, staff is recommending that the standards as required in the O-1 (Office, Medical, and Related Services) zoning district would be appropriate for this development.

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-17-UR  
USE ON REVIEW**

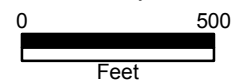


K-9 Training Facility for Knoxville Police Department and a Dog Park in O-2 (Civic and Institutional)

Petitioner: City of Knoxville

Map No: 95

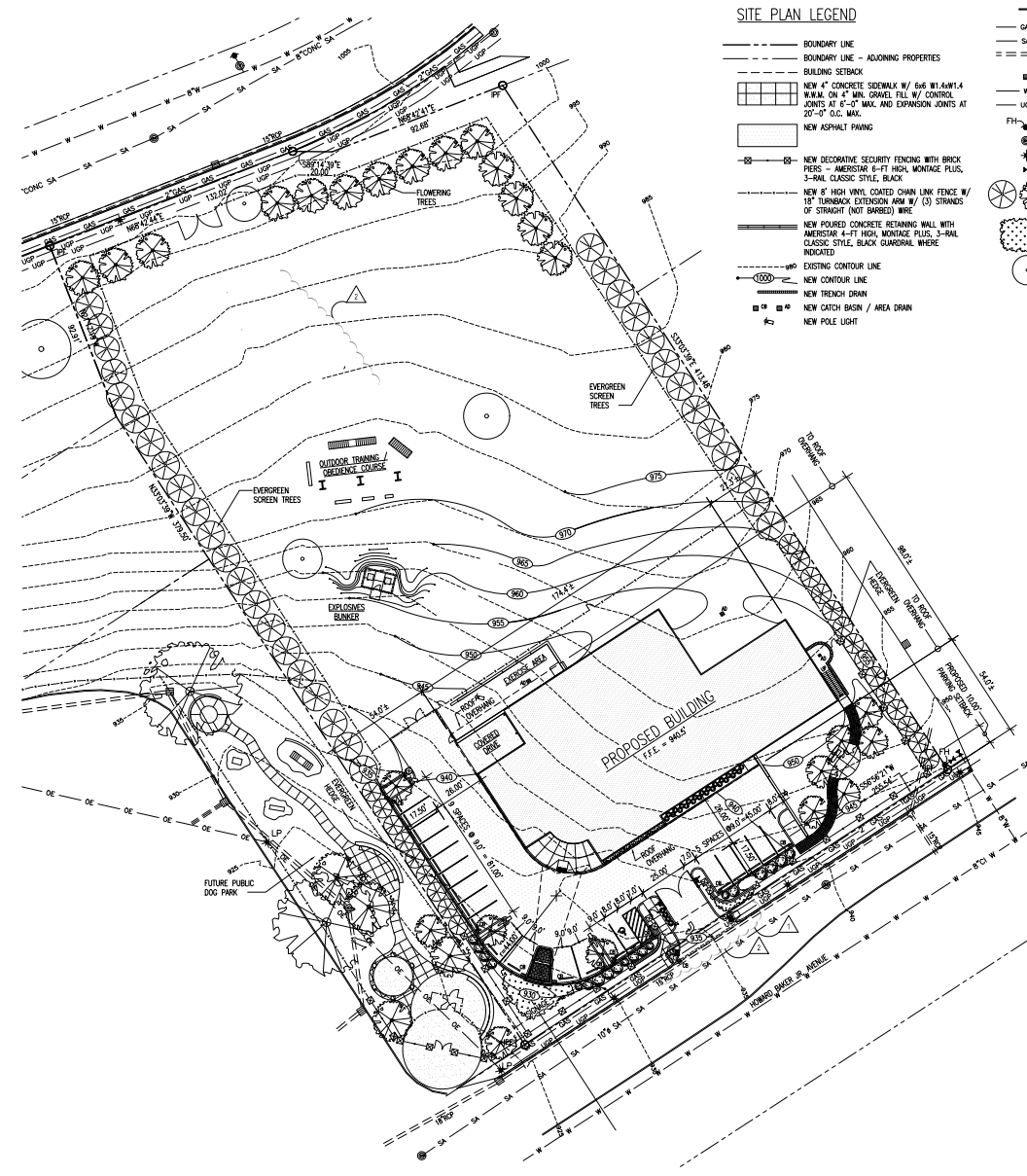
Jurisdiction: City



Original Print Date: 12/21/2016

Revised: 1/4/2017

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



SITE PLAN  
1" = 30'-0"

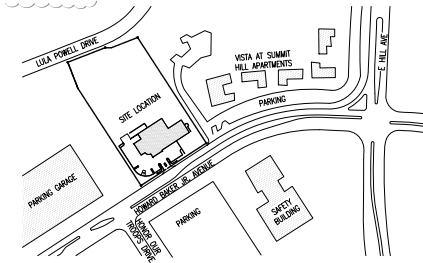
1-M-17-UR  
Revised: 12/30/2016

**SITE PLAN LEGEND**

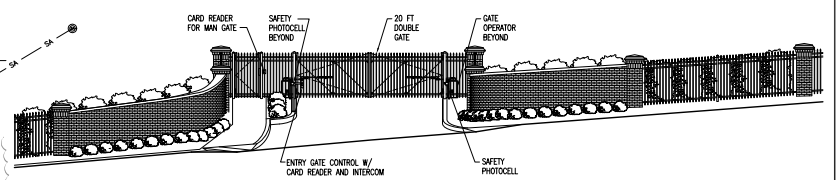
- BOUNDARY LINE
- BOUNDARY LINE - ADJOINING PROPERTIES
- BUILDING SETBACK
- NEW 4" CONCRETE SIDEWALK W/ 6"X 8" W/M. ON 4" W/M. GRAVEL FILL W/ CONTROL JOINTS AT 4'-0" MAX. AND EXPANSION JOINTS AT 20'-0" O.C. MAX.
- NEW ASPHALT PAVING
- NEW 4" HIGH VINYL COATED CHAIN LINK FENCE W/ 12" TURNBACK EXTENSION AND W/ (3) STRANDS OF STRAIGHT (NOT BARBED) WIRE
- NEW Poured CONCRETE RETAINING WALL WITH AMERISTAR 4"-FT HIGH MOUNTAGE PLUS, 3"-RAIL CLASSIC STYLE, BLACK GUARDRAIL, WRECK INDICATED
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- NEW TRENCH DRAIN
- NEW CATCH BASIN / AREA DRAIN
- NEW POLE LIGHT

- NEW CONCRETE WHEEL STOP
- GAS
- SA EXISTING SANITARY SEWER LINE
- EXISTING UNDERGROUND STORMWATER LINE
- EXISTING CATCH BASIN
- W EXISTING UNDERGROUND WATER LINE
- UGP EXISTING UNDERGROUND ELECTRIC POWER LINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING POWER OR LIGHT POLE
- EXISTING WATER VALVE
- NEW TREE OR LANDSCAPING SCREEN
- NEW ANNUAL / PERENNIAL BED
- EXISTING TREE TO REMAIN - HACKBERRY OR CATALPA, 20"+ IN DIAMETER, AS IDENTIFIED BY KNOXVILLE URBAN FORESTER KASY KRAUSE

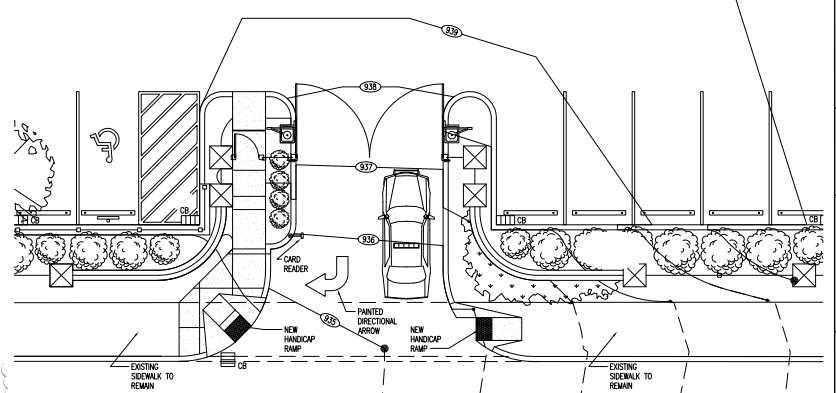
**NOTE:**  
ALL REQUIREMENTS OF THE CITY OF KNOXVILLE'S TREE PROTECTION ORDINANCE SHALL BE MET, INCLUDING THE PRESERVATION OF EXISTING TREES WHERE POSSIBLE AND THE PLANTING OF NEW TREES TO MAINTAIN A MINIMUM OF 80% (8) TREES PER ACRE. AT LEAST HALF OF THE REQUIRED TREES SHALL BE SPECIES CAPABLE OF REACHING 50 FT OR MORE IN HEIGHT.



LOCATION MAP  
1" = 200'-0"



GATEWAY ELEVATION  
1/8" = 1'-0"



ENLARGED GATEWAY PLAN  
1/8" = 1'-0"

**PROJECT INFORMATION**

PROJECT NAME: A NEW CANINE BOARDING / TRAINING FACILITY FOR: KNOXVILLE POLICE DEPARTMENT  
 OWNER'S NAME & ADDRESS: DEPUTY CHIEF CYNTHIA GASS, KNOXVILLE POLICE DEPARTMENT, 800 HOWARD BAKER JUNIOR AVE, KNOXVILLE, TN 37915, (865) 215-7000, cgass@knoxville.gov  
 ARCHITECT: THOMAS CALDWELL, ARCHITECT, 6500 PAPERMILL DRIVE, SUITE 211, KNOXVILLE, TENNESSEE 37919, (865) 588-0860, (865) 588-9844 (Fax), HTTP://WWW.TCARCHITECT.COM, thomas@tcarchitect.com  
 ZONING: O-2 - OFFICE AND INSTITUTIONAL DISTRICT, CITY OF KNOXVILLE ZONING ORDINANCE  
 BUILDING AREA: 3,813 S.F.  
 OFFICE AREA: 2,230 S.F.  
 MECHANICAL / STORAGE: 5,263 S.F.  
 KENNELS: 1,139 S.F.  
 KENNEL SUPPORT: 12,745 S.F.  
 TOTAL BUILDING: 27,290 S.F.  
 SITE AREA: APPROX. 2.6 ACRES (112,766 S.F.)  
 LOT COVERAGE: 26%  
 BUILDING HEIGHT: 11 FT.  
 PARKING REQUIRED: GOVERNMENTAL OFFICES: 1/300 S.F. USABLE FLOOR AREA + 1/3 EMPLOYEES: 3,813 S.F. / 300 S.F. + 22 (3) 20 SPACES (INCLUDING ONE VAN ACCESSIBLE)  
 PARKING PROVIDED: 20 SPACES (INCLUDING ONE VAN ACCESSIBLE)  
 STORMWATER DETENTION: PROPOSED UNDERGROUND SYSTEM (UNDER PARKING LOT)

A NEW CANINE BOARDING / TRAINING FACILITY FOR:  
**KNOXVILLE POLICE DEPARTMENT**  
KNOXVILLE, TENNESSEE

THE DESIGN PROFESSIONAL WIVES PROVIDES ARCHITECTURAL SERVICES FROM PROJECTS THROUGH CONSTRUCTION. PROBLEMS WHICH ARE NOT IDENTIFIED IN THIS DRAWING ARE THE RESPONSIBILITY OF THE CLIENT. OWNERS FAILURE TO OBTAIN ANY NECESSARY PERMITS, ORDINANCES, COVENANTS, WITH RESPECT TO ANY CONSTRUCTION, MODIFICATIONS OR CORRECTIONS WHICH ARE ALLOWED.

**THOMAS CALDWELL, ARCHITECT**  
6500 PAPERMILL DRIVE, SUITE 211  
KNOXVILLE, TENNESSEE 37919-4819  
(865) 588-0860 (865) 588-9844/FAX  
HTTP://WWW.TCARCHITECT.COM

**DESIGN DEVELOPMENT PHASE**  
**PRELIMINARY NOT FOR CONSTRUCTION**

DRAWING NAME: SITE PLAN, NOTES, AND DETAILS  
 COPYRIGHT 2016  
 REVISION DATE:  
 12/13/16 - REVISED ENTRY GATE FOR FIRE DEPT. ACCESS  
 12/29/16 - REVISED PER MPC COMMENTS

DATE: 12/20/16  
 DRAWN BY: WAD  
 COMM. NO.: 1208  
 SHEET: DRAWING NO.:  
 1 OF 12 A1

Use on Review  Development Plan

Name of Applicant: City of Knoxville

Date Filed: 12/5/16 Meeting Date: Jan 12, 2017

Application Accepted by: Brussean

Fee Amount: 0 File Number: Development Plan

Fee Amount: 0 File Number: Use on Review 1-MPC-17-019



PROPERTY INFORMATION

Address: \_\_\_\_\_  
General Location: NE side Howard Baker Jr. Ave, West E. Hill Ave  
Tract Size: 2.6 ac No. of Units: \_\_\_\_\_  
Zoning District: 0-2  
Existing Land Use: Vacant land

Planning Sector: Central City  
Sector Plan Proposed Land Use Classification: MU-RC  
Growth Policy Plan Designation: Inside City  
Census Tract: 68  
Traffic Zone: 15  
Parcel ID Number(s): 095IB 00102, 402, 404  
Jurisdiction:  City Council 6th District  
 County Commission \_\_\_\_\_ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT  
Name: City of Knoxville  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:  
PLEASE PRINT  
Name: Same as below  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

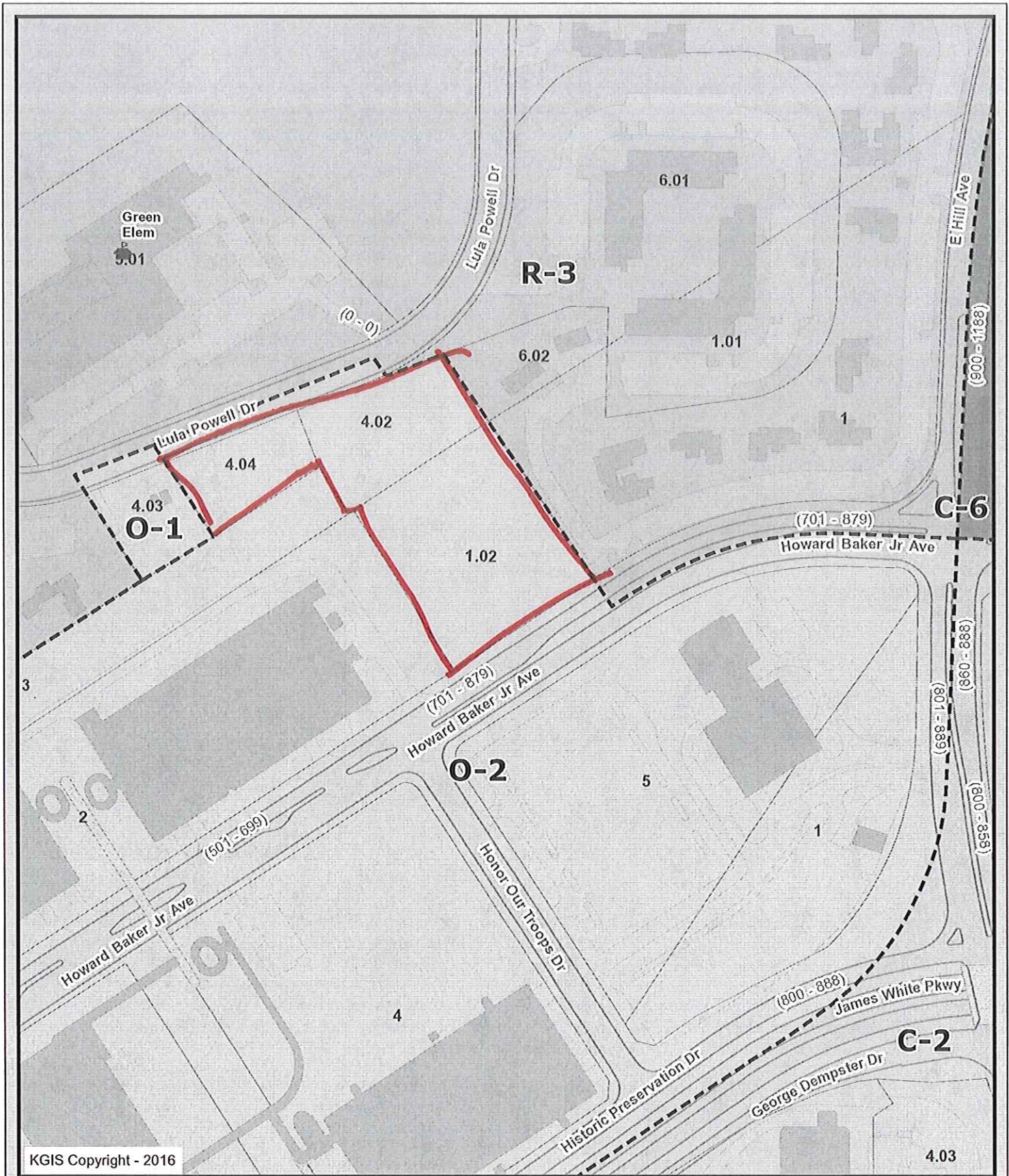
APPROVAL REQUESTED

Development Plan: \_\_Residential \_\_Non-Residential  
 Home Occupation (Specify Occupation)  
\_\_\_\_\_  
 Other (Be Specific)  
K-9 Training Facility for KPD

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.  
Signature: [Signature]  
PLEASE PRINT  
Name: Thomas Caldwell  
Company: Thomas Caldwell, Architect  
Address: 6500 Papermill Drive, Ste 211  
City: Knox State: TN Zip: 37919  
Telephone: 588-0860  
E-mail: thomas@tcarchitect.com



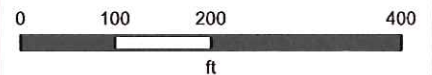


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### Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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**KNOXVILLE POLICE DEPARTMENT**  
**THE CITY OF KNOXVILLE, TENNESSEE**



MAYOR MADELINE ROGERO

CHIEF DAVID B. RAUSCH

December 5, 2016

The Knoxville Police Department is requesting a site plan review be placed on the January MPC agenda. This is regarding the current Police Department kennel project that is underway, which is located across from 800 Howard Baker Jr. Ave.

Approval is needed regarding the building area in order to be in accordance with recommendations of the planning commission.

Thank you for your consideration in this request.

Cynthia Gass  
Deputy Chief  
Management Services Division  
Knoxville Police Department

1-M-17-UR