



USE ON REVIEW REPORT

▶ **FILE #:** 5-G-22-UR

AGENDA ITEM #: 30

AGENDA DATE: 5/12/2022

▶ **APPLICANT:** KATIE TREECE (LEN JOHNSON)

OWNER(S): Susan Therese Grissom / Grissom Family Revocable Trust

TAX ID NUMBER: 38 N B 007

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 3712 Neal Dr.

▶ **LOCATION:** South side of Neal Drive, east of Tice Lane

▶ **APPX. SIZE OF TRACT:** 37607 square feet

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Neal Drive, a local street with 22-ft of pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** AgForVac (Agriculture/Forestry/ Vacant land)

▶ **PROPOSED USE:** Dance Studio Development

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Athletic training center - PC (Planned Commercial)

South: Modular home storage - I (Industrial)

East: Vacant & modular home storage - PC (Planned Commercial)

West: Office, warehouse & parking - PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: This area is comprised of commercial, office and industrial land uses.

STAFF RECOMMENDATION:

▶ **Approve the request for a dance studio subject to 3 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to stormwater management requirements.
- 3) Providing a detailed landscape plan during permitting for review and approval by Planning Commission staff.

COMMENTS:

This proposal is for a dance studio. The site plan reflects the required 27 parking spaces leading to the one-story, 6,000 square foot dance studio towards the rear of the property. The site plan also indicates that

landscaping will surround the parking lot.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The subject property is designated O (Office) in the North County Sector Plan. The O land use classification includes business, professional office and office parks. The proposed dance studio is a business use consistent with the sector plan.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PC (Planned Commercial) zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.

B. It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers.

C. With the stated conditions, the proposed dance studio is consistent with the Knox County Zoning Ordinance.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed design studio is compatible with the cheer and tumbling athletic center adjacent to the subject property across Neal Drive, as well as other commercial and industrial uses nearby.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. This new development is not expected to significantly injure the value of adjacent property, some of which is currently vacant.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Access is via Neal Dr, which is located off Maynardville Pike, a Major Arterial Road with a capacity for high volumes of traffic. Access to the subject property will avoid residential subdivisions and side streets.

B. The site plan is in compliance with off-street parking requirements and landscape screening requirements.

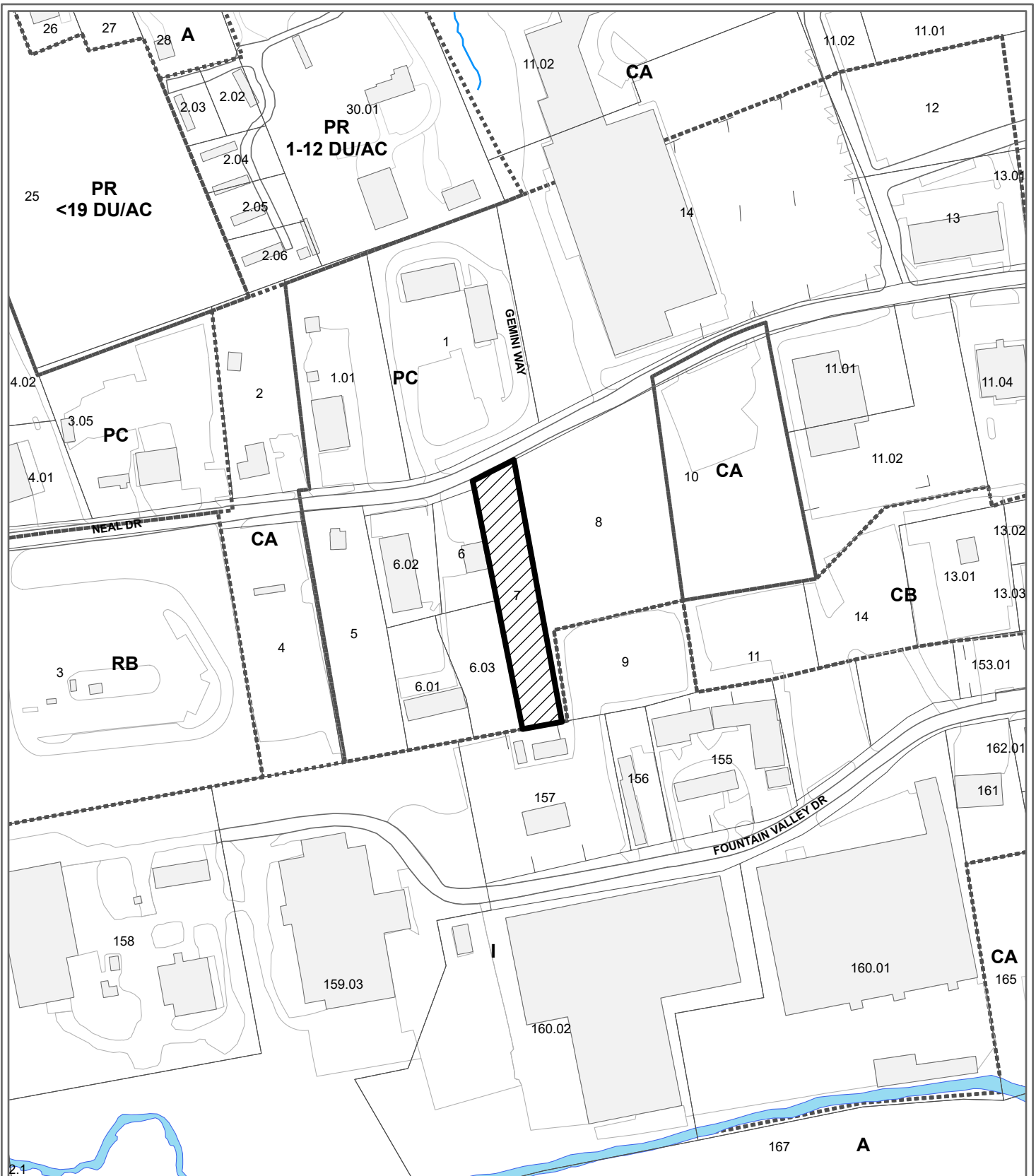
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed development.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville-Knox County Planning Commission. The date of the Knoxville-Knox County Planning Commission hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**5-G-22-UR
USE ON REVIEW**

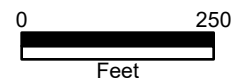


Dance Studio Development in PC (Planned Commercial)

Petitioner: Treece (Len Johnson), Katie

Map No: 38

Jurisdiction: County



Original Print Date: 4/18/2022

Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. 5-G-22-UR Contextual Images

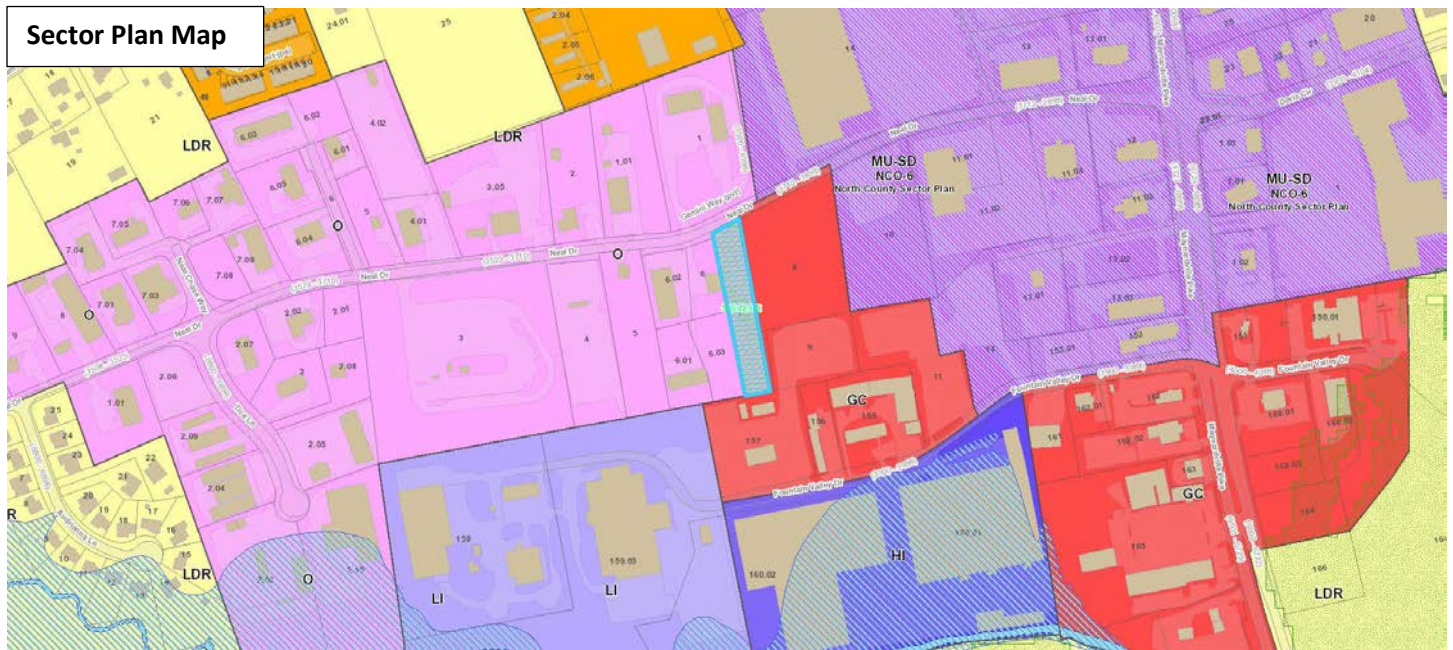
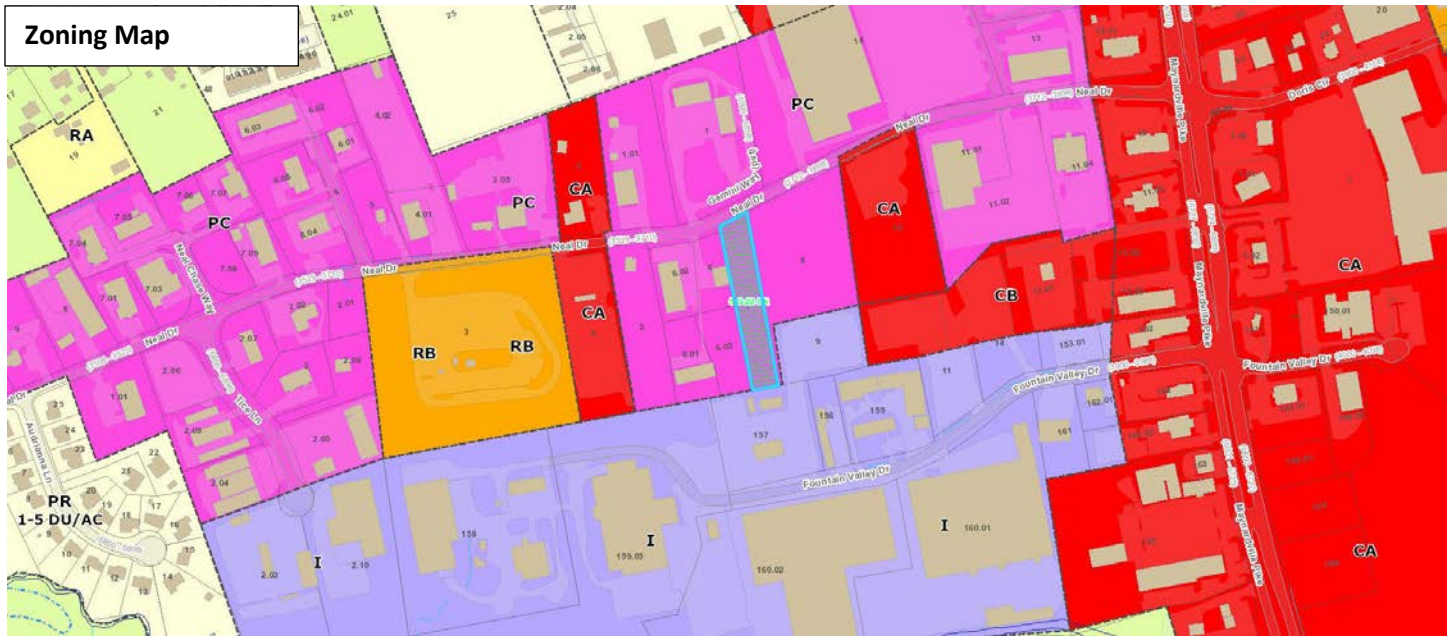


Exhibit A. 5-G-22-UR Contextual Images





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

KATIE TREECE (LEN JOHNSON)

OWNER

Applicant Name

Affiliation

26 MAR 2022

12 MAY 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

5-G-22-UR**CORRESPONDENCE***All correspondence related to this application should be directed to the approved contact listed below.*

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

LEN JOHNSON

R. LEN JOHNSON & ASSOCIATES

Name

Company

724 TAYLOR ROAD

KNOXVILLE

TN

37920

Address

City

State

ZIP

(865) 573-1148

lenedna@bellsouth.net

Phone

Email

CURRENT PROPERTY INFO

GRISSOM FAMILY REVOCABEL TRUST

8940 BEAVER TRAIL GAINSVILLE, GA 30506

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

SUSAN THERESE GRISSOM

38NB007

Property Address

Parcel ID

3712 NEAL DRIVE

38NB007

N

Sewer Provider Hallsdale Powell

Water Provider Hallsdale Powell

Septic (Y/N)

STAFF USE ONLY

South side of Neal Dr, due east of Tice Lane

37,607 sq. ft. +/-

General Location

Tract Size

 City County

7th

PC

AgForVac

District

Zoning District

Existing Land Use

North County

O

Planned

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

DANCE STUDIO DEVELOPMENT

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change Proposed Zoning _____

Plan Amendment Change Proposed Plan Designation(s) _____

Proposed Density (units/acre) Previous Rezoning Requests _____

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0401	\$1500.00	
Fee 2		\$1,500.00
Fee 3		

AUTHORIZATION


Applicant Signature

KATIE TREECE (LEN JOHNSON)

Please Print

26 MAR 2022

Date

(865) 573-1148

lenedna@bellsouth.net

Phone Number

Email


Property Owner Signature

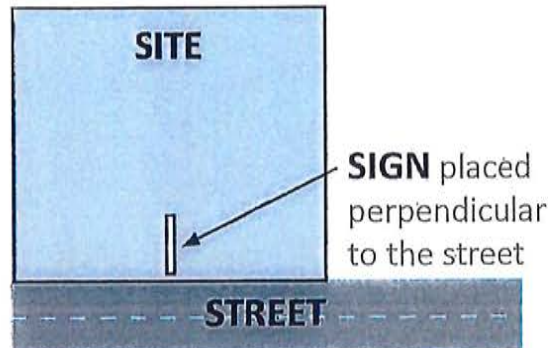
Bryan Grissom

Please Print

3-27-2022

Date
3/29/2022 swm

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

April 27, 2022 and May 13, 2022
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Katie Dreece
 Date: 3/28/2022
 File Number: 5-G-22-WR

- Sign posted by Staff
 Sign posted by Applicant