

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

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**File Number:** 1-F-07-UR                      **Related File Number:**  
**Application Filed:** 12/4/2006              **Date of Revision:**  
**Applicant:** BRIAN EWERS  
**Owner:**

## PROPERTY INFORMATION

**General Location:** South side of Woodrow Dr., south end of Mount Pleasant Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 58 N D 1, 2 & 2.01                      **Jurisdiction:** City  
**Size of Tract:** 4.074 acres  
**Accessibility:** Access is via Woodrow Dr., a local street with an 18' pavement width within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Church and residence  
**Surrounding Land Use:**  
**Proposed Use:** New sanctuary for an existing church                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The existing church is located in an established residential neighborhood and is adjacent to Lynnhurst Cemetery that covers over 70 acres.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 2100 Woodrow Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**



2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Meeting all requirements of the Knoxville Fire Marshall's Office.
5. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.
6. Any future development/uses related to the church, not address by this application, will require a new use on review application.

With the conditions noted above, this requests meets the requirements for approval of a church in the R-1 zone and other criteria for a use on review.

**Summary of MPC action:** APPROVE the request for a new church sanctuary in the R-1 zoning district as shown on the development plan, subject to the following 6 conditions:

**Date of MPC Approval:** 1/11/2007                      **Date of Denial:**                      **Postponements:**  
**Date of Withdrawal:**                      **Withdrawn prior to publication?:**  **Action Appealed?:**

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**