# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:1-F-07-URApplication Filed:12/4/2006Applicant:BRIAN EWERSOwner:Image: State Stat

#### 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.		

**Related File Number:** 

Date of Revision:

## GENERAL LAND USE INFORMATION

Existing Land Use:	Church and reside	nce	
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)

2100 Woodrow Dr

Street: 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:

#### SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested: S/D Name Change:

#### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC ACTION AND DISPOSITION	
Planner In Charge:	Tom Brechko	
Staff Recomm. (Abbr.):	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:	
Staff Recomm. (Full):	<ol> <li>Meeting all applicable requirements of the Knoxville Zoning Ordinance.</li> <li>Meeting all applicable requirements of the Knoxville Department of Engineering.</li> <li>Meeting all applicable requirements of the Knox County Health Department.</li> <li>Meeting all requirements of the Knoxville Fire Marshall's Office.</li> <li>Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.</li> <li>Any future development/uses related to the church, not address by this application, will require a new use on review application.</li> </ol>	
	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.	
Comments:	The applicant is proposing to construct a new sanctuary for the existing church (Temple Baptist Church) located on the south side of Woodrow Dr. at the south end of Mount Pleasant Rd. The site is zoned R-1 (Low Density Residential). The new sanctuary will have 14,048 square feet on the ground level with an additional 3,805 square feet on the upper level for a total building area of 17,853 square feet. The second floor area includes classrooms and office space. The total parking required for the site is 175 spaces. With the revised parking layout, 177 spaces will be provided. The revised parking lot will comply with the Knoxville Zoning Ordinance.	
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE	
	<ol> <li>Public utilities are available to serve the new development.</li> <li>Woodrow Dr. should have adequate capacity to handle the additional traffic from the new sanctuary and the two proposed entrances have adequate sight distance in both directions.</li> <li>The proposal will have no impact on schools.</li> </ol>	
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE	
	<ol> <li>The proposal meets all relevant requirements of the R-1 zoning district and a use on review.</li> <li>The proposed new sanctuary 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.</li> </ol>	
	CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS	
	<ol> <li>The North City Sector Plan proposes low density residential uses for this area. The Knoxville Zoning Ordinance allows consideration of churches within a residential neighborhood.</li> <li>The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.</li> </ol>	
MPC Action:	Approved MPC Meeting Date: 1/11/2007	
Details of MPC action:	1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.	

	<ol> <li>Meeting all applicable requirements of the Knoxville Department of Engineering.</li> <li>Meeting all applicable requirements of the Knox County Health Department.</li> <li>Meeting all requirements of the Knoxville Fire Marshall's Office.</li> <li>Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.</li> <li>Any future development/uses related to the church, not address by this application, will require a new use on review application.</li> <li>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.</li> </ol>		
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 public	ation?: 🔲 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: