

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-K-15-UR Related File Number:
Application Filed: 11/24/2014 Date of Revision:
Applicant: SACRED HEART CATHEDRAL

PROPERTY INFORMATION

General Location: Southwest side of S. Northshore Dr., south of Erin Dr.
Other Parcel Info.:
Tax ID Number: 121 J A 001 & 121HA012, 013 & 014 Jurisdiction: City
Size of Tract: 16.5 acres
Accessibility: Access is via S. Northshore Dr., a major arterial street with a five lane section with a 56' pavement width, and Erin Dr., a local street with a 28' pavement width within a 50' to 55' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church and related facilities
Surrounding Land Use:
Proposed Use: Church and related facilities Density:
Sector Plan: West City Sector Plan Designation: O & BP-1
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in an area along S. Northshore Dr. that includes a mix of businesses, institutional uses and low and medium density residential developments.

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

Street: 805 S Northshore Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential), O-1 (Office, Medical and Related Services), O-3 (Office Park) and C-6 (General Commercial Park)
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:

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 the proposed cathedral and associated site improvements as shown on the development plan, subject to 9 conditions.

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Installation of signage for the new access drive on Erin Dr. that clearly identifies left turn restrictions at that location, subject to approval by the Knoxville Department of Engineering.
 3. Implementing the recommendations from the Traffic Impact Study prepared by Cannon & Cannon Inc., and dated December 23, 2014 (See attachment).
 4. Installation of the sidewalks and pedestrian crossings as identified on the development plan.
 5. Meeting all applicable requirements of the Knoxville Department of Engineering.
 6. Approval of a final plat that combines the property into a single lot.
 7. Installation of landscaping as shown on the development plan within six months of the issuance of an occupancy permit for this project.
 8. All lighting shall be directed away from the adjoining properties and streets.
 9. Meeting all applicable requirements of the Knoxville Zoning Ordinances.

With the conditions noted above, this request meets the requirements for approval in the R-1, O-1 and C-6 zoning districts and other criteria for a use-on-review.

Comments:

This overall development site includes the existing Sacred Heart Church, Sacred Heart School, the Chancery Building for the Roman Catholic Diocese of Knoxville and a nursery/preschool. The applicant is proposing to replace the existing 609 seat church on this site with a new 1143 seat cathedral. The new cathedral will be located on the southeast side of the existing church in an area that is presently used for parking. The existing church building will remain and be used as a center for parish, diocesan and community events. The applicant has submitted a final plat for review that will consolidate the existing lots into a single lot. The R-1 and O-1 zoning districts allow a church through the use on review process.

New parking areas will be added to the south, east and north sides of the new cathedral. There will be a total of 446 parking spaces on site. The required parking for a church is based on the size of the sanctuary.

There are currently three access drives out to S. Northshore Dr. The southern access drive will remain unchanged. The middle access drive will be widened from 20' to 24'. The northern access will be moved approximately 110' to the north and will become the main access drive for the site. A new access drive will be provided out to Erin Dr. This driveway connection will be restricted to only right-in/right-out turning movements.

A Traffic Impact Study was prepared by Cannon & Cannon Inc. for the proposed development. The Traffic Impact Study analyzed the impact of both the cathedral and the school (which included a school drop-off and pick-up traffic flow plan) on S. Northshore Dr. and Erin Dr. It was determined that no off-site street improvements would be required. The Study does recommend continued monitoring of the traffic generated by the cathedral and school (See attached summary and recommendations).

While the development plan includes a pedestrian circulation plan with access out to S. Northshore Dr., a sidewalk is not proposed along S. Northshore Dr. The Knoxville Department of Engineering is evaluating whether they will require the applicant to provide a sidewalk along S. Northshore Dr.

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

1. Public water and sewer utilities are available to serve the development.
2. Implementing the recommendations of the Traffic Impact Study will help to manage the traffic that is related to the new cathedral and operation of the school facility.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE AND KNOX COUNTY ZONING ORDINANCES

1. With the recommended conditions, the proposed cathedral and associated site improvements meet the requirements of the Knoxville Zoning Ordinance.
2. The proposed development 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 traffic through residential areas since the primary access is out to S. Northshore Dr., a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan and the West City Sector Plan both propose office uses for the portion of the site that the cathedral will be built on. Under the Zoning Ordinances church facilities are considered to be a compatible use in both office and residential areas.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 1/8/2015

Details of Action:

Summary of Action: APPROVE the request for the proposed cathedral and associated site improvements as shown on the development plan, subject to 9 conditions.

Date of Approval: 1/8/2015 **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:**