

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: 10-B-08-UR **Related File Number:**
Application Filed: 8/29/2008 **Date of Revision:**
Applicant: CORNERSTONE CHURCH OF KNOXVILLE, INC.

PROPERTY INFORMATION

General Location: Northeast side of Heritage Lake Blvd., southeast of Lake Heritage Way
Other Parcel Info.:
Tax ID Number: 144 030.05 & 030.09 **Jurisdiction:** County
Size of Tract: 14.72 acres
Accessibility: Access is via Heritage Lake Bv., a local street with 20' wide boulevard sections within an 80' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Parking expansion for existing church **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR/SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of the Heritage Lake development. At present the development contains over 200 apartments, detached dwellings and a convenience store. Development of the remainder of the site is expected to contain an assisted living facility.

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

Street: 1250 Heritage Lake Blvd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The initial development plan for the church was approved by MPC in December of 2003 (12-L-03-UR)

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for the church parking expansion as shown on the development plan subject to 4 conditions

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the State of Tennessee Scenic Highway Act.
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
4. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review.

Comments: The development plan for the church was approved in 2003. They are now proposing to expand their parking lot at this location. The church site contains over twenty acres. Even with the parking expansion a majority of the site will remain undeveloped.

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

- 1. The proposed expanded parking lot will have minimal impact on local services. All utilities are in place to serve this site.
- 2. The use as proposed will have little or no impact on the surrounding commercial or residential uses.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposed parking expansion 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 additional traffic through residential areas,
- 2. The plan meets all requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The request conforms with the Knox County Southwest Sector Plan which proposes residential uses for this area.

MPC Action: Approved

MPC Meeting Date: 10/9/2008

Details of MPC action:
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
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criteria for approval of a use on review.

Summary of MPC action: APPROVE the request for the church parking expansion as shown on the development plan subject to 4 conditions

Date of MPC Approval: 10/9/2008

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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: