

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 10-B-19-UR                      **Related File Number:**  
**Application Filed:** 8/21/2019              **Date of Revision:**  
**Applicant:** MT. CALVARY BAPTIST CHURCH

## PROPERTY INFORMATION

**General Location:** North side of Dandridge Ave., southwest end of Saxton Ave.  
**Other Parcel Info.:** See previous Use-on-Review applications (1-K-00-UR & 2-A-07-UR)  
**Tax ID Number:** 95 B L 038 AND PART OF 058                      **Jurisdiction:** City  
**Size of Tract:** 4 acres  
**Accessibility:** Access is via Dandridge Ave., a minor arterial street with 24' - 30' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Church parking lot expansion                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** TDR (Traditional Neighborhood Residential)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located on a well traveled arterial street that is situated within a predominately residential area. There is a park and cultural center located adjacent to the site.

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

**Street:** 1914 Saxton Ave.  
**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:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

## **PLANNING COMMISSION ACTION AND DISPOSITION**

**Planner In Charge:** Tom Brechko

**Staff Recomm. (Abbr.):** APPROVE the parking lot expansion and relocation of the stormwater pond for Mt. Calvary Baptist Church as identified on the development plan, subject to 5 conditions.

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Provide pavement markings and directional signage for the parking lot addition as required by the Knoxville Department of Engineering
3. Installation of all required landscaping within 6 months of completion of the parking lot improvements.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Obtaining approval and recording a final plat that will consolidate the church property into a single lot.

With the conditions noted above, this request meets all the requirements for approval in the R-1 zone, as well as other criteria for use on review approval.

**Comments:**

The Mt. Calvary Baptist Church is requesting approval of a parking lot expansion on to a vacant lot that they own just east of the existing parking lot. While the property is located on the south side of Saxton Avenue, there will be no access to Saxton Avenue. Access for the parking lot is through the existing parking lot which has access to Dandridge Avenue.

The proposed parking lot expansion will increase the number of parking spaces for the church from 133 spaces to 164 spaces which falls within the minimum and maximum number of parking spaces allowed by the Zoning Ordinance for a place of worship with a seating capacity of 525 seats.

On October 29, 2019, the Knoxville Board of Zoning Appeals approved a total of eleven variances from the Knoxville Zoning Ordinance regarding the parking lot setback and screening requirements, required landscaping and bicycle parking. The proposed development plan includes a privacy fence between the new parking lot and the residential property to the south and east.

The proposed parking lot addition also includes the relocation of an existing stormwater pond on the church site to the north side of the church parking lot.

### **EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDNG PROPERTIES AND THE COMMUNITY AS A WHOLE**

1. The proposed development will have minimal impact on local services since utilities are available to serve this site.
2. Dandridge Avenue is a minor arterial street and there is adequate site distance in both directions from the church's entrance. The proposed parking lot expansion is being provided to meet existing parking demand for the existing church.

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

1. The proposed parking lot expansion for the existing church, with the approved variances and recommended conditions, 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 One Year 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, since the parking is being provided to meet existing parking demands and access is out to a minor arterial street.

2. The proposal meets all relevant requirements of the R-1 zoning district, as well as other criteria for approval of a use on review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Central City Sector Plan proposes traditional neighborhood residential uses for this site. The proposed church parking lot expansion is consistent with the land use designation as permitted through a use on review.

2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

**Action:** Approved **Meeting Date:** 11/14/2019

**Details of Action:**

**Summary of Action:** APPROVE the parking lot expansion and relocation of the stormwater pond for Mt. Calvary Baptist Church as identified on the development plan, subject to 5 conditions.

**Date of Approval:** 11/14/2019 **Date of Denial:** **Postponements:** 10/10/2019

**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:**