

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

File Number: 10-E-14-UR                      Related File Number:  
Application Filed: 8/26/2014                      Date of Revision:  
Applicant: KNOX COUNTY ASSOCIATION OF BAPTISTS

## PROPERTY INFORMATION

General Location: South side of W. Scott Ave., east side of Reed St.  
Other Parcel Info.:  
Tax ID Number: 94 B E 002 & 011                      Jurisdiction: City  
Size of Tract: 1.41 acres  
Accessibility: Access is via W. Scott Ave., a local street with a 30' pavement width within a 50' right-of-way, and Jouroldman Ave., a local street with a 24' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Church Facility  
Surrounding Land Use:  
Proposed Use: Church Facility Expansion                      Density:  
Sector Plan: Central City                      Sector Plan Designation: LDR  
Growth Policy Plan: Urban Growth Area (Inside City Limits)  
Neighborhood Context: The site is located in an area that includes a mix of residential and institutional uses.

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

Street: 1230 W Scott Ave  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: R-1A (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.:

## **MPC ACTION AND DISPOSITION**

**Planner In Charge:** Tom Brechko

**Staff Recomm. (Abbr.):** APPROVE the church facility expansion of approximately 16,312 square feet as shown on the development plan subject to 6 conditions

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Installation of sidewalks as identified on the development plan meeting all applicable requirements of the City of Knoxville and the Americans with Disabilities Act ( ADA). The sidewalks shall be installed prior to the issuance of an occupancy permit for the project.
3. Meeting the recommended conditions of approval of the right-of-way closure of a portion of Jourolman Ave. (9-A-14-SC)
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Obtaining approval and recording a final plat of the property prior to obtaining a building permit.
6. Meeting all applicable requirements of the Knoxville Ordinance

With the conditions noted this plan meets the requirements for approval in the R-1A zoning district and the other criteria for approval of a use on review.

**Comments:**

The applicant is proposing an expansion of the existing church facility located on the south side of W. Scott Ave. and the west side of Jourolman Ave. A three story multi-purpose building of approximately 16,312 square feet is proposed on the east side of the existing building. The new building will include office space, a conference room, classrooms, a gymnasium and exercise rooms, a kitchen and storage space.

On September 18, 2014, the applicant obtained approval of three variances from the Knoxville Board of Zoning Appeals. The variances were for a reduction of the front and rear yard setbacks and for a reduction of the number of required parking spaces from 42 to 12. The proposed development plan reflects those variances.

A portion of the right-of-way of Jourolman Ave. was recommended for closure with conditions by the Planning Commission on September 11, 2014. The applicant will be required to meet any conditions of the final approval by Knoxville City Council (9-A-14-SC). A final plat will be required that combines the existing lots that make up this property and any closed right-of-way. The plat must be approved and recorded prior to the issuance of a building permit.

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

1. All public utilities are available to serve the site.
2. The proposed addition is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposal meets all relevant requirements of the R-1A zoning district as well as the general criteria for approval of a use on review.
2. The proposed development with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal 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. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Knoxville One Year Plan and the Central City Sector Plan propose LDR (Low Density Residential) for this site.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 10/9/2014

- Details of Action:**
- 1. Meeting all applicable requirements of the Knox County Health Department.
  - 2. Installation of sidewalks as identified on the development plan meeting all applicable requirements of the City of Knoxville and the Americans with Disabilities Act ( ADA). The sidewalks shall be installed prior to the issuance of an occupancy permit for the project.
  - 3. Meeting the recommended conditions of approval of the right-of-way closure of a portion of Jourolman Ave. (9-A-14-SC)
  - 4. Meeting all applicable requirements of the Knoxville Department of Engineering.
  - 5. Obtaining approval and recording a final plat of the property prior to obtaining a building permit.
  - 6. Meeting all applicable requirements of the Knoxville Ordinance

With the conditions noted this plan meets the requirements for approval in the R-1A zoning district and the other criteria for approval of a use on review.

**Summary of Action:** APPROVE the church facility expansion of approximately 16,312 square feet as shown on the development plan subject to 6 conditions

**Date of Approval:** 10/9/2014 **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:**