CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



FAX•215•2068

www•knoxmpc•org

File Number:10-G-06-URApplication Filed:9/5/2006Applicant:LARRY B. JUSTICEOwner:Comparison

PROPERTY INFORMATION

General Location:	Southeast side of Tazewell Pike, northwest of Greenway Dr.		
Other Parcel Info.:			
Tax ID Number:	59 I A 010	Jurisdiction:	City
Size of Tract:	93 acres		
Accessibility:	Access is via Tazewell Pike, an arterial street with a pavement width of 21' within a 50' right of way.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Cemetery		
Surrounding Land Use:			
Proposed Use:	Mausoleum in existing cemetery Density:		Density:
Sector Plan:	North City	Sector Plan Designation: OS	& LDR
Growth Policy Plan:	Urban Growth Area		
Neighborhood Context:	This site is located on the south side of Tazewell Pike. The predominant uses surrounding this site are residential. The site backs up to a steep hill side along its southern boundary.		

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

Street:

3500 Tazewell Pike

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:	Kelley Schlitz
Staff Recomm. (Abbr.):	APPROVE the proposed plan for construction of an additional mausoleum in an existing cemetery on this site in the R-1 zoning district, subject to the following 4 conditions:
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Health Department. Meeting all applicable requirements of the Knoxville Department of Engineering. Meeting all applicable requirements of the Tennessee Department of Commerce and Insurance and the Office of Funeral Directors and Embalmers. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
	With the conditions noted, this plan meets the requirements for approval in the R-1 zoning district and the other criteria for approval of a use on review.
Comments:	The applicant is proposing to construct a fourth mausoleum building within the existing Greenwood Cemetery. Greenwood Cemetery is located on the south side of Tazewell Pike. The facility has been in operation for many years. The new mausoleum will be located adjacent to the other 3 mausoleum buildings. The new building will accommodate up to 64 tandem crypts and 64 single crypts.
	 EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE 1. The proposal will have no impact on schools. 2. The proposal will have minimal impact on street traffic. 3. Utilities are available to serve the development.
	 CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE 1. The proposed additional mausoleum 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 area 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 proposal meets all relevant requirements of the R-1 zoning district and a use on review.
	CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS 1. The North City One Year Plan proposes open space uses for this site. 2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
MPC Action:	Approved MPC Meeting Date: 10/12/2006
Details of MPC action:	 Meeting all applicable requirements of the Knox County Health Department. Meeting all applicable requirements of the Knoxville Department of Engineering. Meeting all applicable requirements of the Tennessee Department of Commerce and Insurance and the Office of Funeral Directors and Embalmers. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
	With the conditions noted, this plan meets the requirements for approval in the R-1 zoning district and the other criteria for approval of a use on review.
Summary of MPC action:	APPROVE the proposed plan for construction of an additional mausoleum in an existing cemetery on this site in the R-1 zoning district, subject to the following 4 conditions:

Date of MPC Approval:

10/12/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE A	CTION	IAND	DISPC	<i>SITI</i>	ЭN
vovville City Coupeil					

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: