# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 10-H-02-UR Related File Number:

Application Filed: 9/9/2002 Date of Revision:

Applicant: FAITH UNITED METHODIST CHURCH

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

#### PROPERTY INFORMATION

General Location: Northwest side Rifle Range Rd., southeast side Dry Gap Pike

Other Parcel Info.:

Tax ID Number: 57 125.14 Jurisdiction: County

Size of Tract: 10.6 acres

Accessibility: Primary access will be via Dry Gap Pk., a collector street with a pavement width of 19' within a 40' right-

of-way. Secondary access will be via Rifle Range Rd. a collector street with a pavement width of 18'

within a 40' right-of-way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant

**Surrounding Land Use:** 

Proposed Use: Church Density:

Sector Plan: North City Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is located at the intersection of Dry Gap Pk. and Rifle Range Rd. Both are large traffic carriers

and are classified as collector streets. The area has experienced significant residential development in the 1990's. The Sterchi Hills project will have more than 600 residences when completed. A large

vacant tract to the west of the site is zoned C-6 commercial.

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

Street: 1120 Dry Gap Pike

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: Property zoned PR at 1-5 du/ac in the early 1990's

#### PLAN INFORMATION (where applicable)

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**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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a church at this location as shown on the development plan subject to 4

conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health

Don't

Dept.

2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

3. 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.

4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

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1. The proposed church will have minimal impact on local services since all utilities and access are already in place to serve this site.

2. The use as proposed will have little or no impact on the surrounding residential uses. The proposed development will serve the growing residential population in this area.

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

1. The proposed church is consistent with the general standards for uses permitted on review.

2. The plan as presented meets all of the requirements of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms with the Knox County North Sector Plan which proposes low density residential uses for this area. The development of churches and other non-residential uses permitted in the residential zones are best situated along the collector and arterial streets as proposed by this

project.

MPC Action: Approved MPC Meeting Date: 10/10/2002

**Details of MPC action:**1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.

- 2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
- 3. 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.
- 4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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.

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Summary of MPC action: APPROVE the request for a church at this location as shown on the development plan subject to 4

conditions

**Date of MPC Approval:** 10/10/2002 **Date of Denial: Postponements:** 

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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