

# 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  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 11-A-11-UR  
**Application Filed:** 9/26/2011  
**Applicant:** REV. ALAN SMITH

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** South side of Dutchtown Rd., west of Rennboro Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 164 **Jurisdiction:** City  
**Size of Tract:** 7.98 acres  
**Accessibility:** Access is via Dutchtown Rd., a minor arterial street with a three lane pavement section with a 40' pavement width and a required right-of-way of 88'.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Church and school  
**Surrounding Land Use:**  
**Proposed Use:** Expansion/addition to church and school facility **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** LDR (Sector), CI (One Year Plan)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located in a transition area between low density residential development to the east, north and south, and commercial development to the west at the Pellissippi Parkway / Dutchtown Rd. interchange.

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

**Street:** 9956 Dutchtown Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A-1 (General Agricultural)  
**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 request for the church expansion 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 Department.  
2. Meeting all applicable requirements of the City of Knoxville's Stormwater and Street Ordinance  
3. Meeting all requirements of the Knoxville Department of Engineering.  
4. Meeting all other applicable requirements of the Knoxville Zoning Ordinance.

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

Comments:

The applicant is proposing to build an addition to an existing church located on the south side of Dutchtown Rd. east of Mabry Hood Rd. Grace Covenant Baptist Church originally received a use on review approval from the Planning Commission on February 11, 1999. The addition of approximately 3800 square feet will be used for classrooms, office and multi-purpose space. The addition will not increase the capacity of the auditorium for the church. Parking for a church is based on the size or seating within the auditorium.

The new addition will require the relocation of some of the existing parking. The applicant was granted a variance by the Knoxville Board of Zoning Appeals on February 16, 2012 to reduce the required parking from 136 spaces to 108 spaces which are designated on the revised development plan.

The church site is located in three drainage basins which could require up to three separate detention ponds to address stormwater runoff for the proposed development. The applicant will be working with the Knoxville Department of Engineering staff on developing a stormwater management plan for the site.

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

1. The proposed church addition will have minimal impact on traffic in the area since the expansion is not increasing the area of the church's auditorium.
2. All utilities are in place to serve this site.
3. 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 church 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 Northwest County Sector Plan designates this property for low density residential use. The One Year Plan identifies the property for civic/institutional use which is consistent with the present and

proposed use of the property.

2. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.

**Action:** Approved **Meeting Date:** 4/12/2012

**Details of Action:**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Meeting all applicable requirements of the City of Knoxville's Stormwater and Street Ordinance
3. Meeting all requirements of the Knoxville Department of Engineering.
4. Meeting all other applicable requirements of the Knoxville Zoning Ordinance.

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

**Summary of Action:** APPROVE the request for the church expansion as shown on the development plan subject to 4 conditions

**Date of Approval:** 4/12/2012 **Date of Denial:** **Postponements:** 11/10/2011-3/8/2012

**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:**