# CASE SUMMARY

## APPLICATION TYPE: USE ON REVIEW

File Number: 11-D-02-UR Related File Number:

**Application Filed:** 10/11/2002 **Date of Revision:** 

Applicant: DALE MCMAHAN

Owner:



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

### PROPERTY INFORMATION

**General Location:** South side of Ivy Av., northeast side of Zenia St.

Other Parcel Info.:

Tax ID Number: 83 A J 001 Jurisdiction: City

Size of Tract: 7250 square feet

Access is via Ivy Av., a local street with a pavement width of 32' within a 60' right-of-way. Access is also

provided by Zenia St., a local street with a pavement width of 18' within a 40' right-of-way.

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

Existing Land Use: Commercial building / church

**Surrounding Land Use:** 

Proposed Use: Church Density:

Sector Plan: East City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The site is totally surrounded by single family dwellings. The site itself is the location of an old

neighborhood grocery store. The applicant bought this property earlier this year.

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

Street: 3900 Ivy Ave

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family 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:** 

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# 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 Dan Kelly Planner In Charge: Staff Recomm. (Abbr.): DENY the request for a church at this location because it does not meet the requirements of the Knoxville Zoning Ordinance pertaining to the minimum parking standards, lot size, lot coverage and building setbacks Staff Recomm. (Full): Comments: EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE 1. The proposed church will have minimal impact on local services. 2. The use as proposed will impact the surrounding residential uses because it does not meet most of the requirements of the Knoxville Zoning Ordinance for a church in an R-1 District. CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING **ORDINANCE** 1. The proposed church will require approval of the following variances for conformance to the R-1(Single Family Residential) District regulations: 1) Parking spaces from 29 to 0; 2) reduce lot area from 30,000 Sq. ft. to 7500 sq. ft.; 3) increase lot coverage from 25% to 36%; 4) reduce front yard setback from 35' to 30' off Ivy Av.; 5) reduce front yard setback from 35' to 10' off Zenia St.; and 6) reduce east side yard from 35' to 13'2". Because of the need for this many variances, the use is not in harmony with the general purpose and intent of the Zoning Ordinance. The use is not compatible with the character of neighborhood where it is proposed because all of the parking will be on the local streets. No other non residential use is located in the immediate vicinity. The proposed development is not consistent with the adopted plans and policies of the General Plan and Sector Plan which propose that churches be located on major streets and along the edges of residential neighborhoods. CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS 1. The request does not conform with the Knoxville East Sector Plan which proposes low density residential uses for this area. The General Plan recommends that non residential uses, such as churches, be located on arterial or collector streets and be situated at the edges of low density residential areas.

MPC Action: Approved MPC Meeting Date: 11/14/2002

Details of MPC action:

Summary of MPC action: Approve the development plan subject to obtaining all necessary variances from the Board of Zoning

Appeals

Date of MPC Approval: 11/14/2002 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:

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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:

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