

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

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www.knoxmpc.org

File Number: 11-D-05-UR **Related File Number:**
Application Filed: 10/10/2005 **Date of Revision:**
Applicant: WALLACE MEMORIAL BAPTIST CHURCH, INC.
Owner:

PROPERTY INFORMATION

General Location: Northwest and southeast sides Kentwood Rd., northeast side Scenicwood Rd.
Other Parcel Info.:
Tax ID Number: 68 K G 009,010,012,013 **OTHER:** 068KF010 **Jurisdiction:** City
Size of Tract: 2.47 acres
Accessibility: Access is via Merchant Dr., a minor arterial street with 4 lanes and a center turn lane within 80' of right of way, Scenicwood Rd., a local street with 20' of pavement width within 50' of right of way, or Kentwood Rd., a local street with 20' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwellings
Surrounding Land Use:
Proposed Use: Church parking **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Public Institutional and LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with commercial, office, multi-family residential uses and this church along Merchant Dr., under C-3, C-1, O-1 and R-2 zoning. A single family residential neighborhood is located to the north of the church, zoned R-1.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential) and R-2 (General 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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for church parking in the R-1 zone, subject to 7 conditions:

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Department of Engineering.
 2. Meeting all applicable requirements of the Knox County Health Department.
 3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 4. Meeting all applicable requirements of the City of Knoxville Arborist.
 5. Installing all landscaping, as shown on the plan, within six months after the completion of the final paving of the new parking area. This includes installation of a Type 'B' landscaping screen along the north property line. (See attachment.)
 6. An administrative plat, combining parcels 9-13 into the main church parcel (Parcel ID: 068KF010) must be submitted to MPC for review prior to certification of plans.
 7. The pending street closure request to close a portion of Kentwood Rd. (10-B-05-SC), must be granted final approval from Knoxville City Council, prior to certification of plans.

With the conditions noted above, this request meets all requirements for approval in R-1 zone, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing to construct additional church parking on 4 lots that are currently developed with dwellings. Churches and accessory parking may be considered as a use on review in the R-1 zone. MPC approved a request to close the portion of Kentwood Rd. between Scenicwood Rd. and Scenic Hills Rd. on 10/13/05 (10-B-05-SC). This closure is pending final approval from City Council in November. If approved, this closure will accommodate the additional parking shown on this development plan.

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

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have minimal impact on adjacent properties, since the main church use is already in place and the parking expansion does not bring the building any closer to adjacent properties. The applicant has shown a Type 'B' landscaping screen on the plan to be installed along the north property line, which will provide a buffer from the residences directly adjacent to the new parking area. This has been included as a condition of approval.
3. The proposed parking expansion is compatible with surrounding commercial, office and church development.

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

1. The proposal meets all requirements of the R-1 zoning district and the Knoxville Zoning Ordinance, as well as other criteria for approval of a use on review.
2. The proposed expansion 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 area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. Both the City of Knoxville One Year Plan and the Northwest City Sector Plan propose low density residential uses for the four parcels where the parking is to be expanded. R-1 zoning is consistent with these plan designations and allows churches and accessory parking with MPC use on review approval.

MPC Action: Approved

MPC Meeting Date: 11/10/2005

- Details of MPC action:**
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Summary of MPC action: APPROVE the development plan for church parking in the R-1 zone, subject to 7 conditions:

Date of MPC Approval: 11/10/2005

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: