

# 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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**File Number:** 11-E-03-UR                      **Related File Number:**  
**Application Filed:** 10/9/2003              **Date of Revision:**  
**Applicant:** CAROL THACKER  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northwest side Wilson Rd., west side Gap Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 80 E C 39                      **Jurisdiction:** City  
**Size of Tract:** 1.55 acres  
**Accessibility:** Access is via Wilson Rd., a collector street with a pavement width of 29' within a right-of-way of 50' to 75' wide.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Church                      **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located along the edge of a neighborhood. Residences are located to the west with commercial uses to the east. Wilson Road connects I-640 with Clinton Highway via the Gap Road Interchange.

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

**Street:** 1329 Wilson Rd  
**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:

**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 subject to 5 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
3. Meeting all applicable requirements of the Knoxville City Arborist.
4. Meeting all applicable requirements of the Knox County Health Dept.
5. Obtaining the required building code variance from the Knoxville Building Board.

With the conditions noted, this request meets the requirements for approval in the R-1 District and the other criteria for approval of a use on review.

Comments: Approval of this request would permit the conversion of a portion of an existing dwelling into a church. The applicant has been conducting services at this location. The City of Knoxville Building Inspections Dept. informed the owner that a church may be permitted in the R-1 district only if approved by MPC through the use on review process.

The site is located on a collector street. Wilson Rd. connects Clinton Highway with I-640 via the Gap Road Interchange. It is situated between commercial zoning to the east and residential zoning to the west. In this case, the proposed church can serve as a transitional use between the residential area and the commercial uses in the area. The site is large enough to accommodate the church and the required parking.

The Knoxville City Building Inspections Dept. has informed the applicant that a variance to the Building Code regarding ceiling height would be required in order to convert a portion of this dwelling into an assembly hall.

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed use is consistent with the residential and commercial uses found in the area.

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

1. The proposed development meets the standards for development within the R-1 (Single Family Residential) District and all other applicable requirements of the Zoning Ordinance.
2. The proposed development 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.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest City Sector Plan identifies this property for low density residential use. The proposed church is consistent with the Sector Plan.

**MPC Action:**

Approved

**MPC Meeting Date:** 11/13/2003

**Details of MPC action:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
3. Meeting all applicable requirements of the Knoxville City Arborist.
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5. Obtaining the required building code variance from the Knoxville Building Board.

With the conditions noted, this request meets the requirements for approval in the R-1 District and the other criteria for approval of a use on review.

**Summary of MPC action:**

APPROVE the request for a church at this location subject to 5 conditions

**Date of MPC Approval:**

11/13/2003

**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":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**