

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 11-F-21-SU      Related File Number:  
Application Filed: 9/27/2021      Date of Revision:  
Applicant: VALLEY VIEW BAPTIST CHURCH

## PROPERTY INFORMATION

General Location: South and west sides of Old Valley View Drive  
Other Parcel Info.:  
Tax ID Number: 70 A B 001      Jurisdiction: City  
Size of Tract: 0.27 acres  
Accessibility: Access is via Old Valley View Dr, a local street with 17-ft of pavement width within 42-ft to 60-ft of right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: P-QP (Public-Quasi Public Land)  
Surrounding Land Use:  
Proposed Use: Accessory structure for church bus storage      Density:  
Sector Plan: East City      Sector Plan Designation: MDR (Medium Density Residential)  
Growth Policy Plan: N/A  
Neighborhood Context: This property is located in the Whittle Springs neighborhood and is surrounded by small multi-family developments on the west and south sides of the property.

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

Street: 3521 Old Valley View Dr.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RN-5 (General Residential Neighborhood) (c)  
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.:

## **PLANNING COMMISSION ACTION AND DISPOSITION**

**Planner In Charge:** Mike Reynolds

**Staff Recomm. (Abbr.):** Approve the request for a one-story accessory structure of approximately 2,400 sqft for Valley View Baptist Church, subject to 2 conditions.

**Staff Recomm. (Full):** 1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance  
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering, including but not limited to whether the bus can use the Old Valley View Drive right-of-way to maneuver the church vehicles in and out of the garage.

With the conditions noted, this plan meets the requirements of the former RP-1 (Planned Residential) zone, the previously approved development plan, and the criteria for approval of a special use for modifications to previously planned districts per Article 1.4.G.

**Comments:** This proposal is to construct a 40-ft by 60-ft (2,400 sqft) garage structure for a church bus and van. Valley View Baptist Church is located on the north side of Old Valley View Drive but the subject site is part of the same parcel. The accessory structure is located on the same parcel as the primary use even though they are separated by a road.

The subject site is currently a surface parking lot that was approved by the Planning Commission in 2013 (5-D-13-UR). The metal building will be located on the paved surface and eliminate eight existing parking stalls. This parking lot is for overflow parking and is not required.

### **STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)**

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

a. The One Year Plan and East City Sector Plan designations for this site are MDR (Medium Density Residential).

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

a. The former RP-1 was intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, education, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.

b. Churches were a use permitted on review in the former RP-1 (Planned Residential) zone.

c. Accessory structures in the RP-1 zone are subject to the setbacks for accessory structures of the R-1 (Low Density Residential) zone district. The proposed structure meets the setback standards.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

a. The proposed one-story structure is of a similar scale as other structures in the area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

a. The garage structure will allow the church vehicles to be stored inside a structure rather than a parking lot.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

a. The property accesses Old Valley View Drive, a short local street that connects to Valley View Drive

on both ends, which is a major collector street. The accessory structure will not add any additional traffic to the street since the church does not plan to change the frequency of using the van and bus.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

a. There are no known uses immediately surrounding the subject site that will pose a potential hazard or undesirable environment for the proposed use.

**Action:** Approved

**Meeting Date:** 11/10/2021

**Details of Action:**

**Summary of Action:** Approve the request for a one-story accessory structure of approximately 2,400 sqft for Valley View Baptist Church, subject to 2 conditions.

**Date of Approval:** 11/10/2021

**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:**