CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 11-L-01-UR Related File Number:

Application Filed: 10/8/2001 **Date of Revision:**

Applicant: TENNESSEE VALLEY UNITARIAN UNIVERSALIST CHURCH

Owner:



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

PROPERTY INFORMATION

General Location: North side of Kingston Pike, west of Lindsay Pl.

Other Parcel Info.:

Tax ID Number: 108 B D 10.01 OTHER: 108BE003 Jurisdiction: City

Size of Tract: 6.7 acres

Accessibility: Primary access is via Kingston Pike, a major arterial street with 4 lanes, 45' of pavement width and 70'

of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church and vacant land where driveway is proposed

Surrounding Land Use:

Proposed Use: Expansion of church property to provide access to Painter Ave. Density:

Sector Plan: Central City Sector Plan Designation: Low Density Residential and Office

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

Neighborhood Context: This area has been developed with residential uses and multiple churches.

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

Street: 2931 Kingston Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential) & 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:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Survevor:

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: MAB

Staff Recomm. (Abbr.): APPROVE the development plan for an access driveway to Painter Ave., subject to 5 conditions:

1. Meeting all applicable requirements of the City of Knoxville Department of Engineering. Staff Recomm. (Full):

- 2. Meeting all requirements of the City of Knoxville Parks and Recreation Department with regard to the bike trail northwest of the property.
- 3. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 4. Meeting all requirements of the Knox County Health Department.
- 5. The access drive must be gated at times other than for church services.

With the conditions noted above, this request meets the requirements for approval in the R-1 & R-2 zoning districts, as well as other criteria for use on review approval.

Comments:

The applicant is requesting approval to construct a driveway connection to Painter Avenue to provide an additional access point to the church property. A letter has been provided by the applicant stating the reasons for and intended use of the request. (See attached.) The church believes that the additional access point would be much safer than the existing access points at Jersey Ave. and Kingston Pike. The staff agrees because the Painter Ave. intersection with Concord St. has much better sight distance than the Jersey Ave. intersection, which has a blind curve. Kingston Pike has large volumes of traffic which make that access point less safe.

The church has reached an agreement with the City of Knoxville Parks and Recreation Department concerning maintaining the bike trail which extends from the end of Painter Ave. in its current form.

There will be a traffic impact due to this access point for the residents along Painter Ave., but it will be primarily only at main service times for the church. The church has agreed to the requirement that the access drive to Painter Ave. be gated at times other than for church services. This will prevent cut-

through traffic and minimize the traffic impact to the residents on Painter Ave.

Approved MPC Action: MPC Meeting Date: 11/8/2001

Details of MPC action: 1. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

- 2. Meeting all requirements of the City of Knoxville Parks and Recreation Department with regard to the bike trail northwest of the property.
- 3. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 4. Meeting all requirements of the Knox County Health Department.
- 5. The access drive must be gated at times other than for church services.

With the conditions noted above, this request meets the requirements for approval in the R-1 & R-2

zoning districts, as well as other criteria for use on review approval.

Summary of MPC action: APPROVE the development plan for an access driveway to Painter Ave., subject to 5 conditions:

Date of MPC Approval: 11/8/2001 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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