

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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Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 12-C-00-UR **Related File Number:**
Application Filed: 11/13/2000 **Date of Revision:**
Applicant: PROVIDENCE CHURCH
Owner:

PROPERTY INFORMATION

General Location: East side of Lovell Rd., southwest of Pellissippi Pkwy. interchange.
Other Parcel Info.:
Tax ID Number: 118 H B 16,17,18,19,20, 69, 008 **Jurisdiction:** County
Size of Tract: 12.25 acres
Accessibility: Proposed access is via Lovell Rd., a 2-3 lane minor arterial road with 50-150 feet of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Mostly vacant with one SF dwelling on parcel 8.
Surrounding Land Use:
Proposed Use: Church **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Technology Park
Growth Policy Plan:
Neighborhood Context: The area surrounding the interchange has been developed with a mix of uses.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: BP/TO (Business and Technology Park/Technology Overlay) & RA/TO (Low Density Residential/Technology Overlay)
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: MAB

Staff Recomm. (Abbr.): APPROVE the development plan for a church in a BP/TO zone, subject to 7 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering.
3. Obtaining approval of a one lot subdivision for consolidation of the lots that make up the development site.
4. Installation of landscaping as shown on the approved development plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
5. Meeting all requirements of TDOT for the Lovell Road alterations.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. A revised site plan (4 copies) reflecting the conditions of approval must be submitted to MPC staff prior to the issuance of any building permits.

With the conditions noted, the request meets all requirements for Use On Review approval.

Comments:

A church is a permitted use in the BP zone, but all new development is subject to use on review approval by MPC. A church at this location is appropriate because of its proximity to Pellissippi Parkway and access to Lovell Road. The site plan reflects minimal negative impacts to surrounding residential properties and is compatible with other surrounding development and zoning.

The subject property is within the Technology Overlay. The TTCDA approved a Certificate of Appropriateness for the proposed site plan at their January 9, 2001 meeting. The Northwest County Sector Plan proposes Technology Park use for this site.

MPC Action: Approved

MPC Meeting Date: 1/11/2001

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering.
3. Obtaining approval of a one lot subdivision for consolidation of the lots that make up the development site.
4. Installation of landscaping as shown on the approved development plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
5. Meeting all requirements of TDOT for the Lovell Road alterations.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. A revised site plan (4 copies) reflecting the conditions of approval must be submitted to MPC staff prior to the issuance of any building permits.

With the conditions noted, the request meets all requirements for Use On Review approval.

Summary of MPC action: APPROVE the development plan for a church in a BP/TO zone, subject to 7 conditions.

Date of MPC Approval: 1/11/2001

Date of Denial:

Postponements: 12/14/00

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: