

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: 12-C-04-UR **Related File Number:**
Application Filed: 11/8/2004 **Date of Revision:**
Applicant: JOHNSON ARCHITECTURE FOR SEVIER HEIGHTS BAPTIST CHURCH
Owner:

PROPERTY INFORMATION

General Location: South side Maloney Rd., east of Dresser Rd.
Other Parcel Info.:
Tax ID Number: 135 10.04 OTHER: 135GB004 **Jurisdiction:** City & County
Size of Tract: 52.85 acres
Accessibility: Access is via Dresser Rd. a local street with 32' of pavement width within 70' of right of way from Maloney Rd., a major collector street with 20' of pavement width within 60-70' of right of way

GENERAL LAND USE INFORMATION

Existing Land Use: Church and accessory uses
Surrounding Land Use:
Proposed Use: Expansion of church (classrooms and additional office space) **Density:**
Sector Plan: South County **Sector Plan Designation:** Public Institutional and LDR
Growth Policy Plan: Urban Growth Area (Inside and Outside City Limits)
Neighborhood Context: This area is developed with commercial uses along Alcoa Hwy. frontage with a mix of residential and office uses to the rear. A large church and accessory uses are located on the subject property, under R-1 zoning.

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 RA (Low Density 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 expansion of church (classrooms and additional office space) within the R-1 zoning district, subject to 5 conditions:

- Staff Recomm. (Full):**
1. Meeting all applicable requirements of the Knoxville Department of Engineering.
 2. Connecting the development to sanitary sewer, and meeting all other applicable requirements of the Knox County Health Department.
 3. Meeting all requirements of the Knoxville Zoning Ordinance.
 4. Meeting all requirements of the City of Knoxville Arborist.
 5. Installing all landscaping, as shown on the plan, within six months of issuance of occupancy permits for the project.

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 a 43,459 square feet building expansion on the back of the existing Sevier Heights Baptist Church. The expanded space will include additional classroom and office space. The parking lot and driveways are being reconfigured to accommodate the expansion. A circular drive is being added with primary access to the rear of the expanded building. The plans also show new landscaping to be added around the expanded building and within the parking areas and driveways.

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 a minimal impact on the street system and no impact on the school system.
3. The proposal is compatible with the scale and intensity of the surrounding development and zoning pattern.

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 church 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 One Year Plan, 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan proposes low density residential uses for the site, consistent with the proposal. Churches are allowed as a use on review in the R-1 and RA zoning districts.
2. The South County Sector Plan proposes public institutional uses for this site, consistent with the proposal.

MPC Action: Approved

MPC Meeting Date: 12/9/2004

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Department of Engineering.
2. Connecting the development to sanitary sewer, and meeting all other applicable requirements of the

Knox County Health Department.

3. Meeting all requirements of the Knoxville Zoning Ordinance.

4. Meeting all requirements of the City of Knoxville Arborist.

5. Installing all landscaping, as shown on the plan, within six months of issuance of occupancy permits for the project.

Summary of MPC action: APPROVE the expansion of church (classrooms and additional office space) within the R-1 zoning district, subject to 5 conditions:

Date of MPC Approval: 12/9/2004

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: