

# CASE SUMMARY

## APPLICATION TYPE: USE ON REVIEW



**File Number:** 12-K-18-UR **Related File Number:**  
**Application Filed:** 11/6/2018 **Date of Revision:**  
**Applicant:** CANTRELL ENGINEERING & SURVEYING LLC

### PROPERTY INFORMATION

**General Location:** Northwest side of Black Oak Dr., west end of Third Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 68 F A 021 **Jurisdiction:** City  
**Size of Tract:** 6.46 acres  
**Accessibility:** Access is via Black Oak Dr., a local street with a 19' pavement width within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Church  
**Surrounding Land Use:**  
**Proposed Use:** Church Parking Lot Expansion **Density:**  
**Sector Plan:** Northwest City **Sector Plan Designation:** CI & LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located in an established residential neighborhood that was developed under R-1 (Low Density Residential) zoning.

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

**Street:** 405 Black Oak Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (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:

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the parking lot expansion for Black Oak Heights Baptist Church as identified on the development plan, subject to 8 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Providing bicycle parking in compliance with the City of Knoxville Zoning Ordinance,
3. Installation of the proposed sidewalks on the north and west sides of the parking lot addition. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering.
4. Removing the first two angled parking spaces that are located on the west side of the eastern access driveway off of Black Oak Dr. The location of these existing spaces requires vehicles to back out into the right-of-way of Black Oak Dr.
5. Provide pavement markings and directional signage for the parking lot addition as required by the Knoxville Department of Engineering
6. Installation of all required landscaping within 6 months of completion of the parking lot improvements.
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Obtaining approval and recording a final plat that will consolidate the church property into a single lot.

### **Comments:**

With the conditions noted above, this request meets all the requirements for approval in the R-1 zone, This is a request for an expansion of the parking lot for the Black Oak Heights Baptist Church which is located on the northwest side of Black Oak Dr. The proposed parking lot will add 39 parking spaces for a total of 367 parking spaces. The required parking for the existing 850 seat sanctuary has a range of 213 spaces (minimum) to 425 spaces (maximum).

The Knoxville Board of Zoning Appeals granted a variance to the applicant on January 17, 2019 for a reduction of the required front yard for a parking lot, from 25' to 10'. The parking lot addition is located along the Black Oak Dr. street frontage.

While only minor changes to the existing parking lot have occurred as a result of the parking expansion, staff is recommending a condition that would remove two existing spaces near the entrance to the new parking lot. The angle of these two spaces actually requires a vehicle to back out into the right-of-way for Black Oak Dr.

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

1. The proposed development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed parking lot expansion is being provided to meet existing parking demand for the existing church.

### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed parking lot expansion for the existing church, with the recommended conditions, 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 One Year 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, since the parking is being provided to meet existing traffic demands.

2. The proposal meets all relevant requirements of the R-1 zoning district, as well as other criteria for approval of a use-on-review.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest City Sector Plan and One Year Plan propose civic/institutional and low density residential uses for this property. The proposed church parking lot expansion is consistent with the land use designations.

2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

**Action:** Approved **Meeting Date:** 2/14/2019

#### Details of Action:

**Summary of Action:** APPROVE the parking lot expansion for Black Oak Heights Baptist Church as identified on the development plan, subject to 8 conditions.

**Date of Approval:** 2/14/2019 **Date of Denial:** **Postponements:** 12/13/2018

**Date of Withdrawal:** **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

### LEGISLATIVE ACTION AND DISPOSITION

**Legislative Body:** Knoxville Board of Zoning Appeals

**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:**