

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 12-L-04-UR **Related File Number:**
Application Filed: 11/22/2004 **Date of Revision:**
Applicant: FOXHOLLOW-GOODSON GROUP, PLLC
Owner:

PROPERTY INFORMATION

General Location: North side of Western Ave., northwest side of University Ave., southwest side of Monroe Senter St., and southeast side of Brandau St.
Other Parcel Info.:
Tax ID Number: 94 J M 032 **Jurisdiction:** City
Size of Tract: 0.96 acres
Accessibility: Access is via Brandau St. a local access street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Revision to development plans for accessory buildings for existing church **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located in the southeast corner of the Mechanicsville Commons development, at the intersection of two major arterial streets, with mixed commercial development located to the south and southeast.

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

Street: 1801 Western Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: TND-1 (Traditional Neighborhood Development)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Approved as TND-1 (Traditional Neighborhood Development) in 1999.

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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for the proposed increase in size of two accessory buildings for the existing church subject to 5 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 Knoxville Engineering Division.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
4. Submitting a revised landscaping plan reflecting the change in the buildings to Planning Commission Staff for approval.
5. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of occupancy permits for this project.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Comments:

The applicant is proposing a revision to the two accessory buildings that were approved for the church in 2000. The proposed changes include an expansion of the building on the west side of the church which includes offices and classrooms by adding a second story and one-story wings at each end. The changes to the building on the east side of the church includes an expansion of the gymnasium to a full court basketball court with the addition of one-story wings on each end. With the proposed changes to the site, the gymnasium building will be approximately 14' from the right-of-way of Monroe Senter St., and 8' from the right-of-way of University Ave.

The TND-1 (Traditional Neighborhood Development) Zoning District does not include setback standards for institutional/church uses. The Church Design Guidelines approved for Mechanicsville Commons while addressing setbacks from Western Ave., does not clearly address setbacks from University Ave., Monroe Senter St., and Brandau St. The Planning Commission has the authority to establish the setbacks through a use-on-review approval of a revised development plan.

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. While the scale of the church complex has increased, the addition of the one-story wings to each building provides a step design that helps to offset the increased building size. Being adjacent to the commons area located between the two churches along Western Ave., and at this major intersection, 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 TND-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 mixed uses for the site, consistent with the proposal.
2. The Central City 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. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Engineering Division.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
4. Submitting a revised landscaping plan reflecting the change in the buildings to Planning Commission Staff for approval.
5. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of occupancy permits for this project.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Summary of MPC action: APPROVE the development plan for the proposed increase in size of two accessory buildings for the existing church 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: