



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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a church at this location as shown on the development plan subject to 3 conditions

Staff Recomm. (Full):  
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.  
2. Meeting all applicable requirements of the City of Knoxville Dept. of Operations (See attached memo)  
3. Meeting all applicable requirements of the Knox County Health Dept.

With the conditions noted, this plan meets the requirements for approval in the C-1 district and the other criteria for approval of a use on review.

Comments: This request is for a church in a C-1 (Neighborhood Commercial) zoning district. The church is proposed to be located in an existing commercial building. The building currently has a Laundromat and other neighborhood serving commercial uses as tenants. The church will occupy one of the spaces in this small commercial facility. The applicant states that the facility will seat up to 80 people at one time. Based on this number of seats, 27 parking spaces will be required for the church.

The current parking lot at this commercial facility is unmarked. Some of the businesses will be in operation at the same time the church will be conducting services. Parking conflicts may occur unless there is sufficient parking to meet the requirements of the Knoxville Zoning Ordinance. If this is determined to be an appropriate location for a church by MPC, the plans will still need to be reviewed by the Knoxville Dept. of Operations to insure that adequate parking is available to meet the requirements. If the parking situation can be worked out, the staff believes that a church at this location would not have any negative impact on the area and would be an appropriate use at this location.

**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 and school systems.
3. The proposed church 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 C-1 zoning district of the Knoxville Zoning Ordinance.
2. The proposed church 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 an 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 consisting of neighborhood commercial

and office uses for the area. The Central City Sector Plan proposes office use for this site and the adjoining property. A church is a use permitted on review in either the office or commercial setting.

**MPC Action:** Approved **MPC Meeting Date:** 2/10/2005

**Details of MPC action:**

1. Meeting al applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Dept. of Operations (See attached memo)
3. Meeting all applicable requirements of the Knox County Health Dept.

With the conditions noted, this plan meets the requirements for approval in the C-1 district and the other criteria for approval of a use on review.

**Summary of MPC action:** APPROVE the request for a church at this location as shown on the development plan subject to 3 conditions

**Date of MPC Approval:** 2/10/2005 **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:**