CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 2-A-07-UR Related File Number:

Application Filed: 12/21/2007 **Date of Revision:**

Applicant: MOUNT CALVARY BAPTIST CHURCH & ALZHEIMER'S ASSOCIATION OF EAST

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Northwest side of Dandridge Ave., end of Saxton Ave.

Other Parcel Info.:

Tax ID Number: 95 B L 058 Jurisdiction: City

Size of Tract: 3.59 acres

Access is via Dandridge Ave., a minor arterial street with 20' of pavement within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church

Surrounding Land Use:

Proposed Use: Adult day care Density:

Sector Plan: Central City Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is located on a well traveled arterial street that is situated within a predominately residential

area. There is a park and cultural center located adjacent to the site.

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

Street: 1807 Dandridge Ave

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:

3/19/2007 09:27 AM Page 1 of 3

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: Kell

Kelley Schlitz

Staff Recomm. (Abbr.):

APPROVE the development plan for operation of an adult day treatment program within an existing

church in the R-1 zoning district, subject to the following 4 conditions:

Staff Recomm. (Full):

- 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
- 3. Meeting all applicable requirements of the Knox County Health Department.
- 4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Human Services.

With the conditions noted above, this request meets the requirements for approval of an adult day treatment program in the R-1 zoning district and other criteria for a use on review.

Comments:

The existing Mt. Calvary Baptist Church is proposing to provide classroom space for an adult day care program. It has been determined by the Chief Building Official for the City of Knoxville that under the R-1 zoning district, adult day care programs are a use that is an extension of the ministry of the church. Since the proposed use is a ministry of the church, it is being considered as a use on review. The program is designed to provide therapeutic activities for individuals suffering from Alzheimer's. Although the church will be providing the space for the program, the program will be managed by the Alzheimer's Association. The program will serve up to 16 adults and have 2 employees. The program will operate Monday-Friday, 7:00 a.m. to 5:30 p.m. Since the program will be conducted during daytime hours, the use will not interfere with existing church activities which are usually scheduled in the evenings and on weekends. Individuals will be dropped off and picked up at the church's main entrance.

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

- 1. The proposal will have no impact on schools.
- 2. Dandridge Ave. is an minor arterial and provides adequate site distance in both directions from church's entrance. Traffic will be minimal due to the fact that most people attending the program will be bused to the church.
- 3. Public water and sewer utilities are available to serve the development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDIANCE

- 1. The proposed adult day treatment program 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 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 additional traffic through residential areas.
- 2. The proposal meets all relevant requirements of the R-1 zoning district and a use on review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- ${\bf 1.}\ \ {\bf The\ Central\ City\ Sector\ Plan\ proposes\ low\ density\ residential\ uses\ for\ this\ site.}$
- 2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Meeting Date: 2/8/2007

MPC Action: Approved

Details of MPC action:

Meeting all applicable requirements of the Knoxville Zoning Ordinance.

2. Meeting all applicable requirements of the Knoxville Department of Engineering.

3/19/2007 09:27 AM Page 2 of 3

3. Meeting all applicable requirements of the Knox County Health Department.

4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Human Services.

With the conditions noted above, this request meets the requirements for approval of an adult day treatment program in the R-1 zoning district and other criteria for a use on review.

Summary of MPC action: APPROVE the development plan for operation of an adult day treatment program within an existing

church in the R-1 zoning district, subject to the following 4 conditions:

Date of MPC Approval: 2/8/2007 Date of Denial: Postponements:

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

Knoxville City Council

Legislative Body:

LEGISLATIVE ACTION AND DISPOSITION

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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:

3/19/2007 09:27 AM Page 3 of 3