CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 2-B-03-UR Related File Number:

Application Filed: 12/30/2003 **Date of Revision:**

Applicant: BOOKWALTER UNITED METHODIST CHURCH

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Northeast side of Central Avenue Pike, southeast side of Bookwalter Dr.

Other Parcel Info.:

Tax ID Number: 69 P C 007 & 008 Jurisdiction: City

Size of Tract: 2.28 acres

Accessibility: Access is via Central Avenue Pike, a minor arterial street with a 21' pavement width within a 70'

required right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Church site expansion to include adjacent residence for church use Density:

Sector Plan: North City Sector Plan Designation:

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

Neighborhood Context: The site is in an area of predominantly single-family residential and institutional uses located at the

northeast corner of the I-75 / I-640 interchange.

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

Street: 4212 Central Avenue Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General 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:

1/31/2007 12:27 PM 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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for the church site expansion to the adjacent residential property as shown on

the development plan, subject to 4 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Health Department.

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

3. Obtaining final plat approval for the combination of the residential lot with the church parcel.

4. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

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

Comments:

The applicant, Bookwalter United Methodist Church, is requesting approval to expand the existing church operations onto the adjacent lot to the southeast that is also under their ownership. The half acre parcel is the site of a single-family residence. The existing residence will be used for Sunday school classrooms and meeting space for other church activities. A playground area is presently located near the rear of the property. The applicant is also proposing to widen the existing driveway between the two parcels so that parallel parking spaces can be located on the residence side of the driveway. The applicant will be required to submit a final plat for the combination of the two parcels.

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

- 1. The proposed church expansion will have minimal impact on local services since all utilities and access drives are already in place to serve the site.
- 2. Since the proposed expansion will be using the existing residence, and no building expansion is proposed, the change in use should have little or no impact on the surrounding residential uses.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ORDINANCE

1. There are no specific use-on-review standards in the Ordinance for a church and its accessory uses. With the combination of the two parcels into a single lot, the use will conform to the requirements of the Knoxville Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan identifies this area as low density residential. The Knoxville One Year Plan identifies this area as MU (Mixed Use) for office, medium density residential and open space uses. A church with its accessory uses would be considered an appropriate use if it would not have a detrimental impact on the adjoining uses.

detrimental impact on the adjoining uses.

MPC Action: Approved MPC Meeting Date: 2/13/2003

Details of MPC action:1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.

- 3. Obtaining final plat approval for the combination of the residential lot with the church parcel.
- 4. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

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

Summary of MPC action: APPROVE the request for the church site expansion to the adjacent residential property as shown on the development plan, subject to 4 conditions

1/31/2007 12:27 PM Page 2 of 3

Date of MPC Approval:	2/13/2003	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publication?: Action Appealed?:	
LEGISLATIVE ACTION AND DISPOSITION			
Legislative Body:			
Date of Legislative Action:		Date of Legislative Action, Second Reading:	
Ordinance Number:		Other Ordinance Number References:	
Disposition of Case:		Disposition of	of Case, Second Reading:
If "Other":		If "Other":	
Amendments:		Amendments	s:

Effective Date of Ordinance:

Date of Legislative Appeal:

1/31/2007 12:27 PM Page 3 of 3