

# 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

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File Number: 2-C-16-UR

Related File Number:

Application Filed: 12/23/2015

Date of Revision:

Applicant: ROBYN MCADOO

## PROPERTY INFORMATION

General Location: Southwest side of S. Northshore Dr., south of Erin Dr.

Other Parcel Info.:

Tax ID Number: 121 J A 001

Jurisdiction: City

Size of Tract: 16.52 acres

Accessibility: Access is via S. Northshore Dr., a major arterial street with a five lane section with a 56' pavement width, and Erin Dr., a local street with a 28' pavement width within a 50' to 55' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Church and related facilities

Surrounding Land Use:

Proposed Use: Addition of Columbarium and burial vaults (cemetery use) to church complex

Density:

Sector Plan: West City

Sector Plan Designation: Office

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

Neighborhood Context: The site is located in an area along S. Northshore Dr. that includes a mix of businesses, institutional uses and low and medium density residential developments.

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

Street: 711 S Northshore Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential) & O-3 (Office Park)

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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the request for the proposed columbarium and burial vaults (cemetery use) to be located within the existing church complex as shown on the development plan, subject to 3 conditions.

Staff Recomm. (Full):

1. Meeting all applicable conditions of the use on review approval for this church complex (1-K-15-UR) granted by the Planning Commission on January 8, 2015.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinances.

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

Comments:

The applicant is proposing to add a columbarium and burial vaults (cemetery use) in a small courtyard area behind the new cathedral for the Roman Catholic Diocese of Knoxville that is presently under construction at this church complex located on S. Northshore Dr. The cathedral and associated site improvements were approved by the Planning Commission on January 8, 2015 (1-K-15-UR). The proposed columbarium and burial vaults is a cemetery use that requires a use on review approval in the R-1 zoning district.

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

1. Public water and sewer utilities are available to serve the development.
2. Implementing the recommendations of the Traffic Impact Study will help to manage the traffic that is related to the church complex.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE AND KNOX COUNTY ZONING ORDINANCES**

1. With the recommended conditions, the proposed columbarium and burial vaults meet the requirements of the Knoxville Zoning Ordinance.
2. The proposed development 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 traffic through residential areas since the primary access is out to S. Northshore Dr., a major arterial street.

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

1. The City of Knoxville One Year Plan and the West City Sector Plan both propose office uses for the portion of the site that the cathedral will be built on. Under the Zoning Ordinances church facilities and cemeteries are considered to be compatible uses in both office and residential areas.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Approved

Meeting Date: 2/11/2016

Details of Action:

1. Meeting all applicable conditions of the use on review approval for this church complex (1-K-15-UR) granted by the Planning Commission on January 8, 2015.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
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With the conditions noted above, this request meets the requirements for approval in the R-1 zoning district and other criteria for a use-on-review.

**Summary of Action:**

APPROVE the request for the proposed columbarium and burial vaults (cemetery use) to be located within the existing church complex as shown on the development plan, subject to 3 conditions.

**Date of Approval:**

2/11/2016

**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:**