

# 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-E-09-UR                      **Related File Number:**  
**Application Filed:** 12/30/2008              **Date of Revision:**  
**Applicant:** ST. LUKES EPISCOPAL CHURCH & CITY OF KNOXVILLE

## PROPERTY INFORMATION

**General Location:** Southwest side of S. Chestnut St., southeast side of Selma Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 82 N P 12, 13 & 14                      **Jurisdiction:** City  
**Size of Tract:** 10880 square feet  
**Accessibility:** Access is via S. Chestnut St., a collector street with a pavement width of 32' within a 50' wide right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** St. Luke's Episcopal Church and parking expansion                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** Development in the area primarily consists of detached dwellings. Other uses in the area consist of a barber/beauty shop and a small public park. Zoning in the area consists of R-1 residential and OS-1 open space.

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

**Street:** 601 S Chestnut St  
**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:

**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:

**Staff Recomm. (Abbr.):** APPROVE the request for the proposed church and parking expansion as shown on the development plan subject to 6 conditions

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Install all landscaping shown on the development plan within six months of the issuance of an occupancy permit for this project.
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
4. Meeting all applicable requirements of the Knoxville Engineering Dept.
5. Combining the parcels that make up this site via the subdivision process before obtaining a building permit
6. Obtaining the necessary variance from the Knoxville Board of Zoning Appeals

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

**Comments:**

St. Lukes Episcopal Church is obtaining property across from their present location from KCDC for the purpose of expanding their facility and to provide additional parking. The new structure that will be built on the site will house the storage space and packaging area for the Fish food pantry and it will also contain a meeting room. Parking will be provided on the site to meet the needs of the food pantry while it is operating and provide additional parking for the church at other times. Based on the preliminary design of the facility, variances will be required for parking and building setbacks. The requests for these variances have been filed and will be heard by the Knoxville Board of Zoning Appeals on February 19, 2009.

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

1. The proposed church expansion and parking lot will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed use is compatible with the other uses found in the area..
3. Access to this project will be via S. Chestnut Street which is classified as a collector street.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. The proposed church expansion meets the standards for development within the R-1 (Low Density Residential) district and all other requirements of the Zoning Ordinances.
2. The proposed use is consistent with the general standards for uses permitted on review: It 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.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Knoxville One Year Plan and the East City Sector Plan propose low density residential uses for this area. The proposed church expansion conforms the locational policies of the plan for the proposed use.

**MPC Action:** Approved

**MPC Meeting Date:** 2/12/2009

- Details of MPC action:**
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  2. Install all landscaping shown on the development plan within six months of the issuance of an occupancy permit for this project.
  3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
  4. Meeting all applicable requirements of the Knoxville Engineering Dept.
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**Summary of MPC action:** APPROVE the request for the proposed church and parking expansion as shown on the development plan subject to 6 conditions

**Date of MPC Approval:** 2/12/2009

**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:**