

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-J-02-UR **Related File Number:**
Application Filed: 1/14/2002 **Date of Revision:**
Applicant: CHILHOWEE HILLS BAPTIST CHURCH
Owner:

PROPERTY INFORMATION

General Location: East side of Eastburn Dr., north side of Asheville Hwy
Other Parcel Info.:
Tax ID Number: 711C 028 **Jurisdiction:** City
Size of Tract: 17 acres
Accessibility: Access is via Asheville Hwy., an four lane arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Church and vacant
Surrounding Land Use:
Proposed Use: Multi-family residential development **Density:** 5.89 du/ac
Sector Plan: East City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Chilhowee Hills Baptist Church occupies a 38 acre site that has existing residential development on the east and west sides of the site. Asheville Hwy. forms the southern boundary of the property. Numerous commercial uses are in place along that roadway. The Church's master plan shows the site extending to Interstate 40.

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

Street: 4615 Asheville Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

traffic impact study and engineered drawings of the proposed driveway prepared. At that same meeting, staff made a number of other comments regarding the building locations, grading, parking and landscaping of the proposed multi-family project. Some of the issues have been addressed in the revised plans submitted to staff on February 4, 2002.

The traffic impact study has been completed and reviewed by the staff. We have met with the applicant's traffic engineer regarding changes and additional study that was needed. The issues raised by staff have been addressed in the revised traffic study that has been submitted. The engineered drawings of the easement have been submitted. The easement will be paved to a width of 26' with curbs within a 40' wide right-of-way. The entrance at Asheville Hwy. will be reworked to meet the minimum standards of the Tenn. Dept. of Transportation for intersecting streets. Access to the church parking areas will be from this roadway. To provide for the safety of the pedestrians moving from the parking areas to the church, staff is requiring the applicant to include traffic calming devices such as speed bumps as part of the design.

As previously noted, the Church is working from a proposed master plan for their campus. In addition to the apartments that are the subject of this use on review request, they propose in the future to provide other forms of housing on property they currently have under contract to purchase. Any future development of the RP-1 zoned portion of the site will require submission of another use on review application. Staff believes that with the new access being constructed by the church, the current and future development of this site can be accommodated without a negative impact on the surrounding residences.

MPC Action: Denied

MPC Meeting Date: 7/11/2002

Details of MPC action:

Summary of MPC action: Deny development plan

Date of MPC Approval:

Date of Denial: 7/11/2002

Postponements: 2/14/02-6/1302

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 Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: