CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 3-A-03-UR Related File Number:

Application Filed: 1/27/2003 Date of Revision:

Applicant: SMITH CHAPEL CHURCH OF GOD IN CHRIST

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: East side Ohio Ave., north side Ambrose St.

Other Parcel Info.:

Tax ID Number: 81 | C 29 Jurisdiction: City

Size of Tract: 0.5 acre

Accessibility: Access is via Ohio Ave., a local street with 50' of right of way and 19' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant, wooded land

Surrounding Land Use:

Proposed Use: Church parking lot Density:

Sector Plan: Central City Sector Plan Designation: Low Density Residential

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

Neighborhood Context: This area is developed with residential uses and a church under R-1A zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (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:

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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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the parking lot in the R-1A zoning district, subject to 4 conditions:

1. Meeting all applicable requirements of the City of Knoxville Engineering Department. Staff Recomm. (Full):

- 2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 3. Meeting all applicable requirements of the City of Knoxville Arborist.
- 4. Installing all landscaping, as shown on the development plan, within six months of the completed construction of the parking lot.

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

Comments: The applicant is proposing to construct a parking lot with 30 spaces on the subject property. The

parking is to be for the Smith Chapel Church of God in Christ, which is located to the north on parcel 31, within 400 feet of the proposed parking lot, as required by the ordinance. The Church owns both properties. Churches and accessory uses to churches are uses permitted on review in the R-1A zoning

district.

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

- 1. The proposal will not place additional demands on schools or utilities. The impact to the streets will be minimal, as the lot will only be used during times of church events.
- 2. The impact to adjacent properties will be minimized by the required setbacks and landscaping around the perimeter of the site. The proposal meets all requirements for locating parking lots in residential areas.

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

- 1. The use is consistent with adopted plans and policies. 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. Impacts have been minimized by the parking setbacks and proposed landscaping. The amount of additional traffic drawn into the neighborhood is minimal because of the limited times that the parking area will be used during church events.
- 2. The proposal meets all development criteria for parking lots specified in the Knoxville Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan and City of Knoxville One Year Plan propose low density residential uses for this property.

MPC Action: Approved MPC Meeting Date: 3/13/2003

Details of MPC action: 1. Meeting all applicable requirements of the City of Knoxville Engineering Department.

- 2. Meeting all applicable requirements of the Knoxville Zoning Ordinance. 3. Meeting all applicable requirements of the City of Knoxville Arborist.
- 4. Installing all landscaping, as shown on the development plan, within six months of the completed construction of the parking lot.

Summary of MPC action: APPROVE the parking lot in the R-1A zoning district, subject to 4 conditions:

Date of MPC Approval: 3/13/2003 Date of Denial: Postponements: **Date of Withdrawal:** Withdrawn prior to publication?: Action Appealed?:

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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:

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