

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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www.knoxmpc.org

File Number: 3-A-15-UR
Application Filed: 1/2/2015
Applicant: RON BURRESS

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side of W. Oldham Ave., southwest side of Sunrise St.
Other Parcel Info.:
Tax ID Number: 81 O L 010, 011, 012 AND 01501 Jurisdiction: City
Size of Tract: 1.3 acres
Accessibility: Access is via W. Oldham Ave., a minor collector street with a 26' pavement width within a 60' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Church and related facilities
Surrounding Land Use:
Proposed Use: Church - new gymnasium Density:
Sector Plan: Central City Sector Plan Designation: Traditional Neighborhood Residential and Medium
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located on the western edge of an older established neighborhood that adjoins an apartment development owned by the Knoxville Housing Authority.

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

Street: 935 W Oldham Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential), C-1 (Neighborhood Commercial) & O-1 (Office, Medical, and Related Services)
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 gymnasium as shown on the development plan subject to the following 4 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Meeting all applicable requirements of the City of Knoxville Fire Marshal's Office.

With the conditions noted above, this requests meets the requirements for approval of a church facility expansion in the R-2, C-1 and O-1 zoning districts and other criteria for a use on review.

Comments:

The applicant is proposing to construct a gymnasium for the existing church on the northwest side of W. Oldham Ave., just west of Sunrise St. The church received a use on review approval from the Planning Commission in 2006 (10-M-06-UR). In addition to the church, the site includes a school and residence. A new use on review approval is required for the addition of the gymnasium. The proposed gymnasium of approximately 3600 square feet will be located on the northeast end of the block adjoining Sunrise St. The applicant obtained approval of three variances from the Knoxville Board of Zoning Appeals on February 19, 2015 for a reduction in street setbacks and required parking that will allow construction of the proposed gymnasium subject to obtaining the use on review approval.

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

1. The proposal will have no impact on schools.
2. W. Oldham Ave. can handle additional traffic and provides adequate sight distance in both directions from the existing access drives.
3. Public water and sewer utilities are available to serve the development..

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions and approved setback variances, the proposed gymnasium meets all relevant requirements of the R-2 zoning districts and a use on review.
1. The proposed facility is consistent with the general standards for uses permitted on review: The proposed facility 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 MPC PLANS

1. The Central City Sector Plan proposes general commercial uses for this site.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Approved

Meeting Date: 3/12/2015

Details of Action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Meeting all applicable requirements of the City of Knoxville Fire Marshal's Office.

With the conditions noted above, this requests meets the requirements for approval of a church facility expansion in the R-2, C-1 and O-1 zoning districts and other criteria for a use on review.

Summary of Action:

APPROVE the request for the proposed gymnasium as shown on the development plan subject to the following 4 conditions:

Date of Approval:

3/12/2015

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: