# **CASE SUMMARY**

### APPLICATION TYPE: USE ON REVIEW

File Number: 3-B-02-UR Related File Number:

Application Filed: 2/8/2002 Date of Revision:

Applicant: OUT REACH BAPTIST CHURCH

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

#### PROPERTY INFORMATION

**General Location:** North side of Cedar Av., east side of McMurray St.

Other Parcel Info.:

Tax ID Number: 81 C A 029 Jurisdiction: City

Size of Tract: 15000 square feet

Access is via Cedar Av., a local street with a pavement width of 23' within a 40' right-of-way and

McMurray St., a local street with a pavement width of 25' within a 50' right-of-way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Church

**Surrounding Land Use:** 

Proposed Use: Church Density:

Sector Plan: Central City Sector Plan Designation:

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

**Neighborhood Context:** The site is located in an older residential area and it is surrounded by single family dwellings. The

proposed site is occupied with a 1000 square foot cinder block building that was approved for church

use in 1999. Another church is located one block to the south.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** Use on review for a church at this location approved by MPC in May. 1999.

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**Requested Plan Category:** 

#### 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: DK

Staff Recomm. (Abbr.): APPROVE the request for a church at this location as shown on the development plan subject to 7

conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Health Dept.

2. Obtaining the necessary variances from the Knoxville Board of Zoning Appeals.

3. Meeting all applicable requirements of the Knoxville City Arborist.

4. Meeting all applicable requirements of the Knoxville Department of Engineering.

5. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to

issuance of any grading permits.

6. Combining the two lots that make up this site via the subdivision process prior to obtaining any

building permits for this project (3-V10-02).

7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the R-2 zone and the other

criteria for approval of a use on review.

In 1999, Out Reach Baptist Church was granted Use on Review approval by MPC to occupy the Comments:

> existing building on this site. The existing church building violates the required setbacks, and there is no improved on-site parking. In 1999 it was noted the church needed a number of variances to the Knoxville Zoning Ordinance. Those variances were never obtained. They are now proposing to demolish the existing building and construct a new building to house the church. While lot area and setback variances will still be required, the proposed structure will come much closer to meeting the requirements of the zoning ordinance than their previous request. The needed variances will be considered by the Knoxville Board of Zoning Appeals on March 21, 2002. A resubdivision of the site is to be considered by MPC at the March 14, 2002 meeting. The resubdivision will need to be completed

prior to the issuance of any building permits for this project.

MPC Action: Approved MPC Meeting Date: 3/14/2002

**Details of MPC action:** 1. Meeting all applicable requirements of the Knox County Health Dept.

- 2. Obtaining the necessary variances from the Knoxville Board of Zoning Appeals.
- 3. Meeting all applicable requirements of the Knoxville City Arborist.
- 4. Meeting all applicable requirements of the Knoxville Department of Engineering.
- 5. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any grading permits.

6. Combining the two lots that make up this site via the subdivision process prior to obtaining any building permits for this project (3-V10-02).

7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the R-2 zone and the other

criteria for approval of a use on review.

**Summary of MPC action:** APPROVE the request for a church at this location as shown on the development plan subject to 7

conditions

Date of MPC Approval: 3/14/2002 Date of Denial: Postponements: Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

### LEGISLATIVE ACTION AND DISPOSITION

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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:

**Effective Date of Ordinance:** 

Date of Legislative Appeal:

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