

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-C-02-UR **Related File Number:**
Application Filed: 2/8/2002 **Date of Revision:**
Applicant: PEACE AND GOODWILL BAPTIST CHURCH
Owner:

PROPERTY INFORMATION

General Location: South side of Woodbine Av., southwest of Polk St.
Other Parcel Info.:
Tax ID Number: 82 O B 6 & 7 **Jurisdiction:** City
Size of Tract: 24500 square feet
Accessibility: Access is via Woodbine Av., 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 expansion **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Property in the area is zoned R-1A and R-2 residential and C-3 commercial. Development consists of single family dwellings along Woodbine Av., mixed residential uses along Fifth Av., and commercial along Magnolia Av.

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

Street: 1932 Woodbine Ave
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: Church day care center approved in 1997

PLAN INFORMATION (where applicable)

Current Plan Category:

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 the church and the proposed expansion 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 all of the property the church owns (Map 082 OB parcels 6,7 & 8) via the subdivision process prior to obtaining any building permits for this project.
7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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

Comments: A church is a Use on Review in a R-1A (Low Density Residential) District. Although a church has been located on this site for many years, a use on review has never been granted for the use. Therefore, the applicant needs use on review approval before they can expand the existing facility. The existing church does not meet the side yard setback as required in the R-1A District. Since the expansion is going to follow the existing building line, a setback variance will be required. Due to the expansion, approximately 10 on-site parking spaces will be lost. With the loss of parking spaces and the increase in seating in the sanctuary, the number of on-site parking spaces will not meet the standards required in the Knoxville Zoning Ordinance. A church representative has told staff that a large number of church members either walk or ride the church bus to attend services. He also stated that the existing parking lot does not fill up except on Easter and Mother's Day.

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 all of the property the church owns (Map 082 OB parcels 6,7 & 8) via the subdivision process prior to obtaining any building permits for this project.
7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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

Summary of MPC action: APPROVE the request for the church and the proposed expansion 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

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: