

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

File Number: 3-D-10-UR **Related File Number:**
Application Filed: 1/25/2010 **Date of Revision:**
Applicant: ERIN PRESBYTERIAN CHURCH

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: Northeast side of Lockett Rd., northwest side of Albunda Dr.
Other Parcel Info.:
Tax ID Number: 120 D E 008 **Jurisdiction:** City
Size of Tract: 2.55 acres
Accessibility: Access is via Lockett Rd., a local street with a 22' pavement width within a 70' right-of-way, and Albunda Dr. a local street with an 18' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Existing Church and Proposed Expansion **Density:** NA
Sector Plan: West City **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The church is located in a transition area between an established residential neighborhood to the west and southwest, and mixed businesses to the east and north along the Kingston Pike commercial corridor.

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

Street: 200 Lockett Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services), C-3 (General Commercial) & C-4 (Highway and Arterial Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

the O-1 zoning district. A church is a permitted use in the C-3 and C-4 zoning districts.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 3/11/2010

Details of Action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Revising the development plan to designate at least one of the ADA accessible spaces as a van accessible space.
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval of a church in the O-1 zoning district and the criteria for approval of a use on review.

Summary of Action: APPROVE the development plan for additions to an existing church and modifications to the parking lot, subject to the following 4 conditions:

Date of Approval: 3/11/2010 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Not applicable

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:**