CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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:

KNOXVILLE·KNOX COUNTY

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 development plan for additions to an existing church and modifications to the parking lot, subject to the following 4 conditions:					
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Meeting all applicable requirements of the Knoxville Department of Engineering. Revising the development plan to designate at least one of the ADA accessible spaces as a van accessible space. 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 					
Comments:	zoning district and the criteria for approval of a use on review. The applicant is proposing to construct two additions to an existing church located on 2.55 acres at the intersection of Lockett Rd. and Albunda Dr. Access to the site is from both Lockett Rd. and Albunda Dr. Included in the changes is a 3100 square foot building addition on the northeast side of the existing facility. The addition includes classrooms, an activity room and storage space. The second addition is a covered drop-off area located on the south side of the building at the main entrance to the church's sanctuary. The addition of the covered drop-off requires some modification to the access drive and parking lot in that area.					
	Parking requirements for a church are based on the capacity of the sanctuary. The parking analysis identifies 85 required spaces. With the parking lot modifications there will be 117 spaces on site. EFFECT OF PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE					
	 The proposed additions will have minimal impact on local services since all utilities are in place to serve this development. Since the proposed additions do not increase the capacity of the sanctuary, there will be minimal impact on the neighborhood and local traffic conditions. The proposal is compatible with the surrounding development since it is located in a transition zone between the low density residential neighborhood and commercial development along Kingston Pike. Since the church use is already in place, this expansion will have minimal impact on adjacent properties. 					
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE					
	 With the recommended conditions, the proposed church additions meet all of the requirements of the Knoxville Zoning Ordinance. The proposed additions are consistent with the general standards for uses permitted on review: The proposed development 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 neighborhoods 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 PLANS					
	1. The West City Caster Dian and One Veer Dian identify the preparty for effice years. The prepared					

1. The West City Sector Plan and One Year Plan identify the property for office uses. The proposed development is consistent with this use because churches are allowed as a use permitted on review in

	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:	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Meeting all applicable requirements of the Knoxville Department of Engineering. Revising the development plan to designate at least one of the ADA accessible spaces as a van accessible space. 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:							
ouninary 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 Le	egislative Action, Second Reading	g:			
Ordinance Number:	Other Ordinance Number References:						
Disposition of Case:	Disposition of Case, Second Reading:						

If "Other":

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

If "Other":

Amendments: