

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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File Number: 4-A-13-UR **Related File Number:**
Application Filed: 2/22/2013 **Date of Revision:**
Applicant: DAMON A. FALCONNIER, NCARB, LEED AP

PROPERTY INFORMATION

General Location: South and west side of Alice Bell Rd. at the south end of Bellview Rd.
Other Parcel Info.:
Tax ID Number: 70 C B 003 **Jurisdiction:** City
Size of Tract: 6.1 acres
Accessibility: Access is via Alice Bell Rd., a local street with an 18' - 20' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Revision to parking lot expansion **Density:**
Sector Plan: East City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in an established residential neighborhood that also includes some public and institutional uses.

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

Street: 3309 Alice Bell Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
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 revised parking layout for the existing church and approved family life center as shown on the development plan subject to 4 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Providing the required on-site parking for the church in compliance with the Knoxville Zoning Ordinance requirements and the variances approved by the Knoxville Board of Zoning Appeals.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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

Comments:

On September 13, 2012, the Planning Commission approved a use-on-review application (9-D-12-UR) for a new family life center for the Alice Bell Baptist Church located on the west side of Alice Bell Rd. at the intersection with Bellview Rd. The use-on-review approval was granted for the existing church facilities, the new family life center and revisions to the existing parking lot.

The applicant is back before the Planning Commission for approval of a revision to the previously approved parking lot layout on the northeast corner of the site. The new parking layout includes the same number of parking spaces and adds a new outlet from the parking lot to Alice Bell Rd. on the north side of the property. The new parking lot complies with the minimum parking standards of the Knoxville Zoning Ordinance. The applicant had obtained variances from the Knoxville Board of Zoning Appeals on September 20, 2012 for the existing parking lot and a reduction in the total number of required spaces, from 187 to 157 spaces.

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

1. The proposed change to the parking lot will have minimal impact on traffic in the area since site changes are not increasing the area of the church's sanctuary.
2. All utilities are in place to serve this site.
3. The use as proposed will have minimal impact on the surrounding residential and institutional uses.

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

1. The proposed parking lot changes 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 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,
2. The plan meets all applicable requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East City Sector Plan and Knoxville One Year Plan identify this property for low density residential use. The Knoxville Zoning Ordinance allows consideration of church facilities through the use on review process.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 4/11/2013

Details of Action:

Summary of Action: APPROVE the revised parking layout for the existing church and approved family life center as shown on the development plan subject to 4 conditions

Date of Approval: 4/11/2013

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: