# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0

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File Number:4-A-14-URRelated File Number:Application Filed:2/21/2014Date of Revision:Applicant:SLAVIC GOSPEL CHURCH

#### PROPERTY INFORMATION

General Location:	Northwest side of Buffat Mill Rd., at the north end of Ellison Rd.		
Other Parcel Info.:			
Tax ID Number:	70 F A 012	Jurisdiction:	City
Size of Tract:	2.46 acres		
Accessibility:	Access is via Buffat Mill Rd., a major collector street with a 19' p	avement width v	vithin a 40' right-of-way.

# GENERAL LAND USE INFORMATION

Existing Land Use:	Church		
Surrounding Land Use:			
Proposed Use:	Church Parking Lot Density:		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 area of established residential neighborhoods that have developed within the R- 1 (Low Density Residential) zoning district.		

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

Street:

3711 Buffat Mill 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 existing church facilities and proposed parking lot as shown on the development plan subject to 3 conditions	
Staff Recomm. (Full):	<ol> <li>Removal of the existing gravel driveway cut onto Buffat Mill Rd. which is located just west of the new parking lot.</li> <li>Meeting all requirements of the Knoxville Department of Engineering.</li> <li>Meeting all applicable requirements of the Knoxville Zoning Ordinance.</li> </ol>	
	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:	This application is for a new parking lot for an existing church located on the northwest side of Buffat Mill Rd. at the north end of Ellison Rd. Churches are allowed within the R-1 zoning district through a use on review approval. Records indicate that the church may have been on this site since the mid 1960's. There is no record of a use on review approval for the church.	
	Parking for the church is based on the church's sanctuary. The new concrete parking lot includes 46 spaces which meets the minimum requirements for the church. Staff is recommending a condition that the gravel driveway cut located just west of the new parking lot be removed. It is staff's recommendation that this approval be granted for the existing church facilities and the new parking lot.	
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE	
	<ol> <li>The proposed church parking lot will have minimal impact on traffic in the area since it is only providing an improved parking area for the existing church sanctuary.</li> <li>All utilities are in place to serve this site.</li> <li>The use as proposed will have minimal impact on the surrounding residential and institutional uses.</li> </ol>	
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE	
	<ol> <li>The proposed church parking lot is 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,</li> <li>The plan meets all applicable requirements of the Zoning Ordinance.</li> </ol>	
	CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS	
	<ol> <li>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.</li> <li>The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.</li> </ol>	
Action:	Approved Meeting Date: 4/10/2014	
Details of Action:	<ol> <li>Removal of the existing gravel driveway cut onto Buffat Mill Rd. which is located just west of the new parking lot.</li> <li>Meeting all requirements of the Knoxville Department of Engineering.</li> </ol>	

Date of Withdrawal:		Withdrawn prior to publication?: 🗌 Action Appealed?:	
Date of Approval:	4/10/2014	Date of Denial:	Postponements:
Summary of Action:	APPROVE the existing church facilities and proposed parking lot as shown on the development plan subject to 3 conditions		
	<ol> <li>Meeting all applicable requirements of the Knoxville Zoning Ordinance.</li> <li>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.</li> </ol>		

# 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:	