

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-E-08-UR **Related File Number:**
Application Filed: 3/3/2008 **Date of Revision:**
Applicant: LOVELAND BAPTIST CHURCH

PROPERTY INFORMATION

General Location: Southeast side of Spring Hill Rd., south of Sinclair Dr.
Other Parcel Info.:
Tax ID Number: 71 A F 005 **Jurisdiction:** City
Size of Tract: 3.62 acres
Accessibility: Access is via Spring Hill Rd., a collector street with a pavement width of 20' within a 40' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Church expansion **Density:**
Sector Plan: East City **Sector Plan Designation:** LDR (Low Density residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Property in the area is zoned I-3 and I-4 industrial and R-1 residential. Development in the area consists of trucking related industrial uses and detached dwellings.

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

Street: 1340 Spring Hill 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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request for the proposed church expansion as shown on the development plan subject to 6 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Providing sufficient parking to meet the requirements of the Knoxville Zoning Ordinance.
5. Meeting all applicable requirements of the City of Knoxville Fire Marshall.
6. If any future uses such as a school or day care center are proposed, they will have to be approved through the use on review process.

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

Comments:

Loveland Baptist Church has been located on this site for many years without ever having had MPC's approval through the use on review process. In order to expand, the church is requesting approval of a use on review for the church and the proposed expansion to the existing facility. They have purchased additional property and are now proposing to construct a new sanctuary and gymnasium on the site. The existing building on the site will maintained and used for other church related activities.

In order to construct this facility, a variance from the required parking standards will have to be granted by the Knoxville board of Zoning Appeals. Parking is required to meet the greater of one parking space per 25 square feet of usable floor area of the auditorium or one parking space per three seats, whichever is greater. Based on the square footage method, the church will be 47 spaces short of meeting the requirements. They do meet the parking requirement based on the sanctuary seating capacity.

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

1. The proposal will have no impact on schools.
2. Spring Hill Rd. is classified as a collector street. Any additional traffic that will be generated by this expansion can be handled without any negative impact on the area.
3. Public water and sewer utilities are available to serve the development.

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

1. The proposed church facility 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.
2. The proposal meets all relevant requirements of the R-1 zoning district and the requirements for a use on review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East City Sector Plan proposes low density uses for this site. Approval of a church at this

location would be consistent with the policies of the sector plan as they relate to the location of churches.

MPC Action: Approved

MPC Meeting Date: 4/10/2008

Details of MPC action:

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3. Meeting all applicable requirements of the Knox County Health Department.
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Summary of MPC action: APPROVE the request for the proposed church expansion as shown on the development plan subject to 6 conditions

Date of MPC Approval: 4/10/2008

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: