

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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www.knoxmpc.org

File Number: 4-K-03-UR **Related File Number:**
Application Filed: 3/10/2003 **Date of Revision:**
Applicant: KNOXVILLE MEETING ROOMS, INC.
Owner:

PROPERTY INFORMATION

General Location: South side of Buffat Mill Rd., east side of Fountain Park Bv.
Other Parcel Info.:
Tax ID Number: 70 F F 9.01 **Jurisdiction:** City
Size of Tract: 4.5 acres
Accessibility: Access is via Buffat Mill Rd., a collector street with a pavement width of 19' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Church **Density:**
Sector Plan: East City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in an area of detached single family residences. Two other churches are located in the immediate vicinity of this site. The residence to the west of the driveway is a duplex.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family 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:

Surveyor:

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 a church at this location as shown on the development plan subject to 10 conditions

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Health Dept.
 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
 3. Provision of a detailed grading plan to be reviewed and approved by the Knoxville City Engineer prior to any land disturbance at this site.
 4. All grading associated with the installation of the driveway being maintained on this site.
 5. Meeting all applicable requirements of the Knoxville City Arborist.
 6. Providing a Class A landscaping buffer along the western boundary of the site where it adjoins single family dwellings.
 8. Redesign the parking lot so that when Fountain Park Bv. is extended the required 25' parking setback will be provided.
 9. Installing all landscaping within six months of the issuance of an occupancy permit.
 10. A revised site plan reflecting the conditions of this approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted this plan meets the requirements for approval in the R-1 District and the other criteria for approval of a Use on Review.

Comments: The applicant is proposing to develop a church on the south side of Buffat Mill Rd. Access will be from Buffat Mill Rd. which is classified as a collector street. Construction of the driveway will require placing some fill material on the property to lessen the slope. All of the grading must be maintained on this site. A detailed grading plan will have to be reviewed and approved by the Knoxville City Engineer before any land disturbance is permitted on this site.

The property adjoins single family residences to the west. To create separation and lessen the impact on adjoining residences, staff will require that a Class A landscape buffer be installed along the western property line of the site where it adjoins single family dwellings.

The parking lot will have to be redesigned to accommodate future extension of Fountain Park Bv. The applicant is using only about 25% of this 4.5 acre site for the proposed church. The remainder of the site is identified for future residential development. Access to the new residences will be via an extended Fountain Park Bv. All parking must setback 25' from a street that has residences in the same block. Staff has discussed this matter with the applicant's architect, and redesign of the parking lot can be accommodated.

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

1. The proposed self church will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed use is consistent with the residential uses and the other churches found in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed self church will meet the standards for development within the R-1 (Single Family Residential) District and all other requirements of the Zoning Ordinance.
2. The proposed church 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan identifies this property for low density residential use. The proposed development is consistent with the Sector Plan.

MPC Action:

MPC Meeting Date: 4/10/2003

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Provision of a detailed grading plan to be reviewed and approved by the Knoxville City Engineer prior to any land disturbance at this site.
4. All grading associated with the installation of the driveway being maintained on this site.
5. Meeting all applicable requirements of the Knoxville City Arborist.
6. Providing a Class A landscaping buffer along the western boundary of the site where it adjoins single family dwellings.
8. Redesign the parking lot so that when Fountain Park Bv. is extended the required 25' parking setback will be provided.
9. Installing all landscaping within six months of the issuance of an occupancy permit.
10. A revised site plan reflecting the conditions of this approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted this plan meets the requirements for approval in the R-1 District and the other criteria for approval of a Use on Review.

Summary of MPC action:

APPROVE the request for a church at this location as shown on the development plan subject to 10 conditions and addition of a 6 foot fence

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: