CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 5-A-01-UR Related File Number:

Application Filed: 3/19/2001 **Date of Revision:**

Applicant: UNITED CHRISTIAN CHURCH

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: South side of Holston Dr., west side of Meadow View Rd.

Other Parcel Info.:

Tax ID Number: 71 P G 4 & 5 Jurisdiction: City

Size of Tract: 30500 square feet

Accessibility: Access is via Meadow View Rd., a local street with a pavement width of 19' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant commercial building

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 on the south side of Holston Dr. All of the property on the north side of Holston Dr. is

zoned commercial and is developed with general commercial uses. The property on the south side of Holston Dr. is zoned for residential use. A mobile home park on the west side of the site is zoned R-2 (General Residential). All of the other residential development in the area has occurred in the R-1 (

Single family Residential) district.

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

Street: 4552 Holston Drive

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)

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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:

dk

Staff Recomm. (Abbr.):

APPROVE the development plan for a church at this location subject to seven conditions

Staff Recomm. (Full):

- 1. Meeting all applicable requirements of the Knox County Health Dept.
- 2. Combining parcels 4 & 5 into one parcel via the One Lot Subdivision process.
- 3. Providing the required parking based on the proposed seating in the main worship area.
- 4. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
- 5. Meeting all applicable requirements of the Knoxville City Arborist.
- 6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 7. A revised site plan reflecting the conditions of 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

United Christian Church

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criteria for approval of a Use on Review.

Comments:

The request will entail the conversion of an existing vacant commercial building into a church. In the recent past other structures have been located on this site. All of the other structures have been removed. This allows for a site which is large enough to accommodate the church and its required parking. The proposed church will serve as a transitional use between the commercial development on the north side of Holston Dr. and the residences to the south.

The site is currently divided into two parcels. A One Lot Subdivision will have to be recorded combining these properties into one parcel. This is necessary in order to provide the minimum lot area and to provide enough space for on site parking as required by the Knoxville Zoning Ordinance.

MPC Action:

Approved

MPC Meeting Date: 5/10/2001

Details of MPC action:

- 1. Meeting all applicable requirements of the Knox County Health Dept.
- 2. Combining parcels 4 & 5 into one parcel via the One Lot Subdivision process.
- 3. Providing the required parking based on the proposed seating in the main worship area.
- 4. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
- 5. Meeting all applicable requirements of the Knoxville City Arborist.
- 6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 7. A revised site plan reflecting the conditions of 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.

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Summary of MPC action: APPROVE the development plan for a church at this location subject to 7 conditions

Date of MPC Approval: 5/10/2001 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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