

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 5-B-20-SU **Related File Number:**
Application Filed: 3/30/2020 **Date of Revision:**
Applicant: RANDY GUIGNARD

PROPERTY INFORMATION

General Location: East of Gallaher View Rd., south & west of Mars Hill Rd.
Other Parcel Info.:
Tax ID Number: 119 D D 00305 **Jurisdiction:** City
Size of Tract: 1.87 acres
Accessibility: Access is via Mars Hill Rd, a local street with 19-20' of pavement within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Place of Worship **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential) & SP (Stream Prote
Growth Policy Plan: N/A
Neighborhood Context: The site is located along a section of N Gallaher View Rd., that includes a mix of low and medium density residential development. The development along Mars Hill Rd include low density residential.

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

Street: 651 Mars Hill Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood) / PD (Planned Development)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property was zoned RP-1 in 2007 (10-C-07-RZ).

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the development plan for an 80 seat place of worship with approximately 1,748 sq. ft. of floor area, subject to 7 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 12 (Landscape) and Article 13 (Signs).
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Submitting verification of sight distance for review and approval by the City of Knoxville Department of Engineering during permit review.
4. Widening Mars Hill Road to a minimum width of 20' from the proposed driveway to N. Gallaher View Drive, or as otherwise required by the City of Knoxville Department of Engineering.
5. Installing a sidewalk from the building's main entrance to the public sidewalk (greenway) along N. Gallaher View Road in accordance with Article 11.6.G.2 (Design of Off-Street Parking Facilities) of the City of Knoxville Zoning Ordinance.
6. Installing all required landscaping within six months of issuance of the occupancy permit.
7. The retaining walls are to be constructed of Belgard masonry block or equivalent material with a similar textured finish.

With the conditions noted, this plan meets the requirements for approval in the RN-2 District, and the other criteria for approval of a special use.

Comments: The proposal is for an 80 seat, one story place of worship with a floor area of approximately 1,748 square feet. A single driveway access is proposed to Mars Hill Road. The required Class A buffer yard is shown along the south property line (rear of the structure) and additional landscaping will need to be installed along the foundation of the building in accordance with Article 12.7 (Site Landscape).

The parking lot design standards require that a sidewalk be installed from the main entrance to a sidewalk in the ROW (Article 11.6.G.2) unless the sidewalk exceeds 20% of the parking lot improvement cost. The applicant proposes to make a connection to the sidewalk (greenway) along N. Gallaher View Road.

The northern portion of this site is within the 100- and 500-year floodplain for Ten Mile Creek and there is a utility easement that is between the proposed parking lot and the floodplain. This proposal will not disturb the floodplain or utility easement.

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

- 1. The proposal will have no impact on schools.
- 2. All utilities are in place to serve this site.
- 3. The development will access a local street that provides access to five existing houses and five vacant lots. Any portion of Mars Hill Road that is less than 20 ft wide, between the proposed driveway and N. Gallaher View Road, will need to be widened to a minimum of 20 ft as part of this development.

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

1. The proposed place of worship is consistent with the general standards for special uses: The proposed development is consistent with the adopted plans and policies of the General Plan and One Year 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 RN-2 zoning district, as well as other criteria for approval of a special use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The use is in conformity with the One Year Plan and the Northwest County Sector Plan, which propose LDR (Low Density Residential) uses for the site. Places of worship are a special use in the RN-2 zone.

Action: Approved **Meeting Date:** 5/14/2020

Details of Action:

Summary of Action: APPROVE the development plan for an 80 seat place of worship with approximately 1,748 sq. ft. of floor area, subject to 7 conditions.

Date of Approval: 5/14/2020 **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:**