

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: 5-C-18-UR **Related File Number:**
Application Filed: 3/23/2018 **Date of Revision:**
Applicant: WESTMINSTER PRESBYTERIAN CHURCH

PROPERTY INFORMATION

General Location: Southeast side of S. Northshore Dr., southwest side of Lyons Bend Rd.
Other Parcel Info.:
Tax ID Number: 121 O B 022 **Jurisdiction:** City
Size of Tract: 7.04 acres
Accessibility: Access is via S. Northshore Dr., a major arterial street with a 22' pavement width within an 88' required right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church and related buildings
Surrounding Land Use:
Proposed Use: Pavilion in wooded area for outdoor worship and fellowship. **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Civic and Institutional
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in an area along S. Northshore Dr. that includes low density residential subdivisions and attached residential condominium developments.

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

Street: 6500 S Northshore Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
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

Variations 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 request for the proposed pavilion to be located within a wooded area of the existing church complex as shown on the development plan, subject to 4 conditions.

Staff Recomm. (Full):

1. Changing the parking space in front of the walkway to the pavilion to a striped pedestrian access.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the City of Knoxville Tree Ordinance and the City of Knoxville Urban Forester.
4. Meeting all applicable requirements of the Knoxville Zoning Ordinances.

With the conditions noted above, this request meets the requirements for approval in the A-1 zoning district and other criteria for a use-on-review.

Comments:

The applicant is proposing to build a pavilion in a wooded area on the southwest side of the church sanctuary for outdoor worship and fellowship. The pavilion will be tucked into the woods with as little disturbance of the site as possible. The back edge of the structure will be 75' from the closest adjoining property and over 100' from the closest residence. The pavilion will provide a covered area of approximately 1436 square feet for community use. This wooded area is also the location of a formal prayer labyrinth and prayer walk.

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

1. The proposed pavilion will have minimal impact on traffic in the area since the structure is not increasing the area of the church's sanctuary.
2. The proposed pavilion being located within a wooded portion of the site will have minimal impact on the surrounding residential property.
3. All utilities are in place to serve this site.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE AND KNOX COUNTY ZONING ORDINANCES

1. With the recommended conditions, the proposed pavilion meets the requirements of the Knoxville Zoning Ordinance.
2. The proposed development 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 traffic through residential areas since the primary access is out to S. Northshore Dr., a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan and the Southwest County Sector Plan both propose civic and institutional uses for the site. The proposed pavilion is in conformity with the One Year Plan and Sector Plan.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Approved

Meeting Date: 5/10/2018

Details of Action:

Summary of Action:

APPROVE the request for the proposed pavilion to be located within a wooded area of the existing

church complex as shown on the development plan, subject to 4 conditions.

Date of Approval:

5/10/2018

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: